



City of Port Orchard Council Meeting Agenda
March 10, 2020
6:30 p.m.

Mayor:

Rob Putaansuu
 Administrative Official

Councilmembers:

Bek Ashby
 Finance Committee
 Economic Development & Tourism Committee
 Transportation Committee
 KRCC/KRCC PlanPol-alt /KRCC TransPol
 PSRC-alt/PSRC TransPOL-Alt/PRTPO

Shawn Cucciardi
 Finance Committee
 Economic Development & Tourism Committee
 Kitsap Economic Development Alliance

Fred Chang
 Economic Development & Tourism Committee
 Land Use Committee

Jay Rosapepe (Mayor Pro-Tempore)
 Utilities/Sewer Advisory Committee
 Land Use Committee
 Transportation Committee
 Lodging Tax Advisory Committee
 KRCC-alt

John Clauson
 Finance Committee
 Utilities/Sewer Advisory Committee
 Kitsap Public Health District-alt

Cindy Lucarelli
 Festival of Chimes & Lights Committee
 Utilities/Sewer Advisory Committee
 Kitsap Economic Development Alliance

Scott Diener
 Land Use Committee
 Transportation Committee

Department Directors:

Nicholas Bond, AICP
 Development Director

Mark Dorsey, P.E.
 Director of Public Works/City Engineer

Tim Drury
 Municipal Court Judge

Noah Crocker, M.B.A.
 Finance Director

Matt Brown
 Police Chief

Brandy Rinearson, MMC, CPRO
 City Clerk

Contact us:

216 Prospect Street
 Port Orchard, WA 98366
 (360) 876-4407

1. CALL TO ORDER

A. Pledge of Allegiance

2. APPROVAL OF AGENDA

3. CITIZENS COMMENTS

*(Please limit your comments to **3 minutes** for items listed on the Agenda and that are not for a Public Hearing. When recognized by the Mayor, please state your name for the official record)*

4. CONSENT AGENDA

(Approval of Consent Agenda passes all routine items listed below, which have been distributed to each Councilmember for reading and study. Consent Agenda items are not considered separately unless a Councilmember so requests. In the event of such a request, the item is returned to Business Items.)

A. Approval of Vouchers and Electronic Payments

B. Approval of Payroll and Direct Deposits

C. Approval of the February 18, 2020, Council Work Study Session Meeting Minutes *Page 3*

D. Approval of the February 25, 2020, Council Meeting Minutes *Page 7*

E. Adoption of an Ordinance Repealing and Replacing Port Orchard Municipal Code Chapter 2.16 Police Department (M. Brown) *Page 13*

5. PRESENTATION

A. South Kitsap Fire and Rescue Levy/Bond Presentation (Wright)

6. PUBLIC HEARING

7. EXECUTIVE SESSION: Pursuant to RCW 42.30.110(1)(b), the City Council will hold an executive session related to a real-estate matter; with action being taken.

8. BUSINESS ITEMS

A. Approval of Amendment No. 4 to Contract No. 053-18 with Waterman Investment Partners, LLC for the 640 Bay Street Purchase and Sale Agreement (Mayor) *Page 23*

B. Adoption of an Ordinance Authorizing a Civil Engineer II Position (Dorsey) *Page 33*

C. Approval of Change Order No. 1 to Contract No. 019-20 with Arken, Inc. for the 2020 Library Leak Repair (Dorsey) *Page 39*

D. Approval of the 2020 Comprehensive Plan Amendment Agenda (Bond) *Page 51*

9. DISCUSSION ITEMS (No Action to be Taken)

A. Remote Meeting Option (Mayor)

10. REPORTS OF COUNCIL COMMITTEES

11. REPORT OF MAYOR

12. REPORT OF DEPARTMENT HEADS

13. CITIZEN COMMENTS

(Please limit your comments to 3 minutes for any items not up for Public Hearing. When recognized by the Mayor, please state your name for the official record)

14. ADJOURNMENT

COMMITTEE MEETINGS	Date & Time	Location
Finance	TBD, 2020; 5:00pm	City Hall
Economic Development and Tourism	March 9, 2020; 9:30am	City Hall
Transportation	March 24, 2020; 5:00pm	City Hall
Utilities	March 16, 2020; 9:30am	City Hall
Sewer Advisory	May 27, 2020; 6:30pm	City Hall
Land Use	April 6, 2020; 9:30am	DCD*
Transportation	March 24, 2020; 5:00pm	City Hall
Lodging Tax Advisory	October, 2020	City Hall
Festival of Chimes & Lights	March 16, 2020; 3:30pm	City Hall
Outside Agency Committees	Varies	Varies

****DCD, Department of Community Development, 720 Prospect Street, Port Orchard**

CITY COUNCIL GOOD OF THE ORDER

Please turn off cell phones during meeting and hold your questions for staff until the meeting has been adjourned.
The Council may consider other ordinances and matters not listed on the Agenda, unless specific notification period is required.
Meeting materials are available on the City’s website at: www.cityofportorchard.us or by contacting the City Clerk’s office at (360) 876-4407.
The City of Port Orchard does not discriminate on the basis of disability. Contact the City Clerk’s office should you need special accommodations.



**City of Port Orchard
Council Meeting Minutes
Work Study Session Meeting of February 18, 2020**

CALL TO ORDER AND ROLL CALL

Mayor Putaansuu called the meeting to order at 6:30 p.m.

Roll call was taken by the City Clerk as follows:

Councilmember Ashby	Present
Councilmember Chang	Present
Councilmember Clauson	Present
Councilmember Cucciardi	Present
Councilmember Diener	Present
Councilmember Lucarelli	Present
Mayor Pro-Tem Rosapepe	Present
Mayor Putaansuu	Present

Staff present: Public Works Director Dorsey, Finance Director Crocker, City Clerk Rinearson, Utility Manager Brown, City Attorney Archer, and Office Assistant II Whisenant.

Pledge of Allegiance

Mayor Putaansuu led the audience and Council in the Pledge of Allegiance.

1. Spring/Fall Clean-Up Program

Public Works Director Dorsey shared with Council the concerns the Public Works Department has with the current Spring/Fall Clean-Up Program and provided an additional reeducation measure to help with the process. The reeducation measure will be a tag listing the reason why the item didn't meet the pickup requirements.

Councilmembers requested that public outreach be increased. Staff and Mayor expressed that notices will be sent out in all methods possible such as Facebook, City's website, and press release.

Council Direction: Staff is to move forward with the additional reeducation measure and increase public outreach.

2. 640 Bay Street

Mayor Putaansuu went over the history of the 640 Bay Street contract and said the project has become a larger plan than originally intended.

Steve Segó, Waterman Investment Partners, LLC and Jack Powers discussed the current objective with the redevelopment of 640 Bay Street, along with the Community Event Center Proposals and the involvement with potential collaborators.

Presenters, Councilmembers, Mayor and staff discussed the status of the purchase and sale agreement, with possible extension, and what the potential impacts and benefits would be to not only the downtown area, but the City overall.

Council Direction: Staff to bring forward to next week's City Council meeting for further discussion, and possible action.

3. Preliminary 2019 Financial Report and Council Retreat Follow-up

Finance Director Crocker provided an update on the overall current financial State of the City. Since the City is on a biennial budget, the unexecuted transfers of 2019 will transfer into the 2020 fiscal year. He identified the current status of each fund account. In addition, provided an update on the items discussed at the 2020 Council Retreat, including how the City would be able to fund most of the items to include the Downtown Sub-area Plan, Laserfiche, City Hall Security Improvements, Communications Consultant, and hiring of another Building Inspector.

Council Direction: No direction was given.

4. Asset Management Planning

Finance Director Crocker and Utility Manager Brown presented the Asset Management project and gave the background on the recent improvements to the GIS systems and how we should move forward in the overall Asset Management plan. Staff was seeking input as to whether staff can move forward in obtaining services to develop an Asset Management Plan, which would include purchasing software.

Utility Manager Brown gave her prior experience with other jurisdictions who purchased software without a consultant and explained the valuable benefit to bring in a consultant versus seeking out on their own.

Mayor, Councilmembers, and staff discussed the importance of the asset management program, the software need, and staff designation for maintaining the management of the assets.

Council Direction: Staff was directed to move forward.

OTHER ITEMS DISCUSSED:

Mayor Putaansuu discussed concerns over the library leak and the failing of the scupper system. Public Works Director Dorsey explained the history behind the building and that the leak issue has been building for a long time.

ADJOURNMENT

The meeting adjourned at 8:14 p.m. No other action was taken. Audio/Visual was successful.

Brandy Rinearson, MMC, City Clerk

Robert Putaansuu, Mayor

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**City of Port Orchard
Council Meeting Minutes
Regular Meeting of February 25, 2020**

1. CALL TO ORDER AND ROLL CALL

Mayor Putaansuu called the meeting to order at 6:30 p.m.

Roll call was taken by the City Clerk as follows:

Councilmember Ashby	Present
Councilmember Chang	Present
Councilmember Clauson	Present
Councilmember Cucciardi	Present
Councilmember Diener	Present
Councilmember Lucarelli	Present
Mayor Pro-Tem Rosapepe	Present
Mayor Putaansuu	Present

Staff present: Public Works Director Dorsey, Finance Director Crocker, Community Development Director Bond, City Attorney Archer, Police Chief Brown, Utility Manager Brown, City Clerk Rinearson and Deputy City Clerk Floyd.

A. PLEDGE OF ALLEGIANCE

Mayor Putaansuu led the audience and Council in the Pledge of Allegiance.

2. APPROVAL OF AGENDA

MOTION: By Councilmember Clauson, seconded by Councilmember Lucarelli, to approve the agenda as published.

The motion carried.

3. CITIZENS COMMENTS

There were no citizen comments.

4. CONSENT AGENDA

- A.** Approval of Voucher Nos. 78935 through 78997 and 79008 through 79037, including bank drafts in the amount of \$186,095.54 and EFT's in the amount of \$438.54 totaling \$186,534.08.
- B.** Approval of Payroll Check Nos. 78998 through 79007 including bank drafts and EFT's in the amount of \$259,940.09; and Direct Deposits in the amount of \$ 180,288.78 totaling \$440,228.87.

MOTION: By Councilmember Diener, seconded by Councilmember Rosapepe, to approve the consent agenda.

The motion carried.

5. PRESENTATION

A. Employee Recognition

Police Chief Brown presented employee recognitions to Sergeant Donna Main who was selected as the Best Police Officer for 2019 by Sound Publishing; Detective Andrew Brandon for Officer of the Year by the Port Orchard Police Department; and Officer Steven Morrison and Officer Bill Schaibly for receiving Life Saving Awards.

B. Drinking Water Taste Test

Utility Manager Brown said the American Waterworks Association has a taste test each year in June. In order to qualify to enter your water in that contest you have to win in the regional level, and in order to do that, you have to win at the local level.

Only one source of water can be entered in the contest, and tonight it is up to Council to determine which is the best source. There are 4 sources of water in Port Orchard and the Council can rate each one on the score card provided. Once complete, the results will be tallied and announced later in the meeting.

6. PUBLIC HEARING

There were no public hearings.

7. BUSINESS ITEMS

A. Adoption of Ratifications to the Interlocal Agreement with Kitsap Regional Coordinating Council (KRCC)

MOTION: By Councilmember Ashby, seconded by Councilmember Cucciardi, to approve the ratifications of the Kitsap Regional Coordinating Council Interlocal Agreement as presented.

The motion carried.

(Agreement No. 033-20)

B. Approval of a Contract with LaserFiche for Records Management and Workflow Software

MOTION: By Councilmember Rosapepe, seconded by Councilmember Diener, to execute an agreement for the purchase of Laserfiche software, in a form acceptable to the City Attorney in amount not to exceed \$150,000.

**The motion carried.
(Contract No. 032-20)**

C. Approval of an Agreement with Stanley for City Hall Security Improvements

MOTION: By Councilmember Lucarelli, seconded by Councilmember Clauson, to authorize the Mayor to enter into an agreement with Stanley in a form acceptable to the City Attorney not to exceed \$80,000.

**The motion carried.
(Contract No. 034-20)**

D. Approval of the January 21, 2020, Council Work Study Session Meeting Minutes

MOTION: By Councilmember Clauson, seconded by Councilmember Rosapepe, to approve the Council meeting minutes of January 21st.

The motion carried. Councilmembers Cucciardi and Diener abstained.

E. Approval of the February 11, 2020, Council Meeting Minutes

MOTION: By Councilmember Diener, seconded by Councilmember Cucciardi, to approve the February 11, 2020, meeting minutes.

The motion carried. Councilmembers Clauson, Lucarelli and Rosapepe abstained.

Councilmember Lucarelli pointed out an incorrect date listed under Council Committees and Councilmember Ashby pointed out she is still listed on the minutes as the Mayor Pro-Tem. [Councilmember Rosapepe is the Mayor Pro-Tem].

8. DISCUSSION ITEMS (No Action to be Taken)

There were no discussion items.

9. REPORTS OF COUNCIL COMMITTEES

Mayor Putaansuu reported the Economic Development and Tourism Committee is scheduled to meet March 9th. The Land Use Committee is scheduled to meet March 2nd.

Councilmember Lucarelli reported the Utilities Committee is scheduled to meet March 16th. She reported on the February 24th Chimes and Lights Committee meeting. The next meeting is scheduled for March 16th.

Councilmember Ashby reported on the Transportation Committee, which met earlier this evening. They decided to meet the 4th Tuesday of each month at 5:00pm.

Mayor Putaansuu reported on a Transit work study meeting and Housing Kitsap.

Councilmember Ashby reported on Kitsap Regional Coordinating Council and the Peninsula Regional Transportation Planning Organization.

Utility Manager Brown provided the results of the water taste test and noted the Council choose McCormick Woods Well Field as the best tasting water.

10. REPORT OF MAYOR

The Mayor reported on the following:

- Village Greens tour;
- Mayor's Exchange conference;
- Well City award;
- Transportation budgets;
- Surplus of the County's Veteran's Park;
- March 21, 2020, Community Service Day;
- City's domain name; and
- Citizen request for a presentation to Council.

11. REPORT OF DEPARTMENT HEADS

Finance Director Crocker reported they are still working on the KCR [Kitsap Community Resources] affordable housing contract.

Mayor and Council briefly discussed the affordable housing contract and their intent for fund contribution.

Community Development Director Bond reported on focus group outreach for the parks plan update and asked Council to reach out to him if they think of any additional groups to contact.

In response to Councilmember Ashby, Community Development Bond provided an update on Stetson Heights.

12. CITIZEN COMMENTS

Dennis Perkins spoke to current parking regulations and homelessness issues in his neighborhood on Dekalb Street and asked Council to consider new parking regulations. He would also like to meet with the committee that discusses homelessness in our City.

Mayor Putaansuu said these issues will be addressed with our Land Use Committee. The meeting is scheduled for March 2nd.

Nick Gourley spoke about the \$30 car tab fee and asked the Mayor and Council to follow in the City of Orting's steps and listen to their citizens. He also thanked Councilmember Chang for coming to his door when he was running for City Council.

13. EXECUTIVE SESSION

At 7:53 p.m., Mayor Putaansuu recessed the meeting for a 20-minute executive session to discuss real estate pursuant to RCW 42.30.110(1)(b) and to discuss potential litigation pursuant to RCW 42.30.110(1)(i). City Attorney Archer, Community Development Director Bond, Public Works Director Dorsey, and Finance Director Crocker were invited to attend and Mayor Putaansuu announced no action would be taken.

At 8:13 p.m., Mayor Putaansuu extended the executive session for an additional 20 minutes.

At 8:33 p.m., Mayor Putaansuu reconvened the meeting back into session.

14. ADJOURNMENT

The meeting adjourned at 8:33 p.m. No other action was taken. Audio/Visual was successful.

Brandy Rinearson, MMC, City Clerk

Robert Putaansuu, Mayor

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City of Port Orchard

216 Prospect Street, Port Orchard, WA 98366
(360) 876-4407 • FAX (360) 895-9029

Agenda Staff Report

Agenda Item No.: Consent Agenda 4E
Subject: Adoption of an Ordinance Repealing and
Replacing Port Orchard Municipal Code
Chapter 2.16 Police Department

Meeting Date: March 10, 2020
Prepared by: Matt Brown
Chief of Police
Atty Routing No.: 043-20
Atty Review Date: February 19, 2020

Summary: City Staff, including the Chief of Police, recently audited POMC Chapter 2.16 and recommend the current ordinance be repealed as replaced so as to clarify positions in the Police Department and the duties thereof. The replacement of the ordinance was introduced at the City Council retreat in January 2020 and has been reviewed by the City’s legal counsel.

Recommendation: Staff recommends the Council repeal and replace POMC 2.16 Police Department with the proposed ordinance.

Relationship to Comprehensive Plan: N/A

Motion for consideration: I move to adopt an ordinance repealing and replacing POMC 2.16 Police Department with the proposed ordinance.

Fiscal Impact: There is no fiscal impact.

Alternatives: Not approve the repeal and replacement of POMC Chapter 2.16 and provide staff with direction.

Attachments: Proposed Ordinance redline and final.

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON, RELATING TO THE PORT ORCHARD POLICE DEPARTMENT; **REPEALING CHAPTER 2.16 OF THE PORT ORCHARD MUNICIPAL CODE (“POMC”) AND ADOPTING NEW POMC CHAPTER 2.16,** AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 1970, by Ordinance No. 857 codified at Port Orchard Municipal Code Chapter 2.16, the City Council created and established the Port Orchard Police Department; and

WHEREAS, City Staff, including the Chief of Police, recently audited PMC Chapter 2.16 and recommend new code ~~sections language and amendments to existing sections~~, so as to clarify the positions in the Police Department and the duties thereof; and

WHEREAS, the City Council has reviewed the proposed ~~code language, amendments and~~ believes it to be in the best interests of the City to enact the proposed ~~amendments code language~~; now, therefore

THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Repealed. Port Orchard Municipal Code Chapter 2.16, Police Department, is hereby repealed in its entirety.

SECTION 2. Adoption. A new Chapter 2.16 of the Port Orchard Municipal Code, entitled Police Department, is hereby adopted and added to read as follows:

Chapter 2.16
Police Department

- 2.16.010** **Establishment**
- 2.16.020** **Chief of Police – Appointment and civil service exclusion**
- 2.16.030** **Positions designated**
- 2.16.040** **Members – Appointment and Commissioning**
- 2.16.050** **Police Powers**
- 2.16.060** **Oath of Office**

2.16.010 _____ Establishment

There is established and created a Police Department to be operated under the direction and control of the City’s chief law enforcement officer, the Chief of Police, subject to the supervision of the City Mayor.

2.16.020 _____ Chief of Police – Appointment and civil service exclusion

The Chief of Police shall be appointed by the City Mayor, subject to approval by the City Council, and may be removed by the City Mayor. Removal shall be in accordance with the law and the policies of the City of Port Orchard. Pursuant to RCW 41.12.050, the position of Police Chief is excluded from civil service for city police.

2.16.030 _____ Positions designated

In addition to the Chief of Police, ~~the following full commission positions within the police department are established: chief of police, police commander, sergeant, and police officer.~~ The the police department shall be staffed by regular commissioned personnel in such numbers and ranks as shall be deemed necessary by the city council pursuant to its adopted budget.

The department may be supplemented by such support personnel as would be required to aid in the everyday operations of a police department. Such support personnel shall not be commissioned officers.

2.16.040 _____ Members – Appointment and Commissioning

All persons hired as law enforcement officers for the Port Orchard Police Department shall be commissioned as police officers for the City of Port Orchard prior to being assigned to law enforcement duties. All personnel below the rank of Chief shall be appointed and commissioned by the Chief in accordance with the applicable law, ordinance, rule, or regulation relating to civil service except as exempted in accordance with RCW 41.12.050 and may be removed by the Chief subject to any applicable law, ordinance, rule, or regulation then in force and effect. No police commission, regular, temporary or honorary, shall be issued to any person until such person has been certified for a regular or provisional appointment to fill an authorized personnel vacancy by the Civil Service Commission in accordance with such rules and regulations relating to civil service then in force and effect.

2.16.050 _____ Police Powers

The Chief of Police and all commissioned police personnel shall have the powers granted to them by state and local law and shall be responsible for those duties imposed by the laws of the state relating to Chief of Police and law enforcement personnel for code cities. The Chief and all law enforcement personnel shall have the power and duty to enforce the ordinances of

the City and to perform other such services as the laws of the state or the ordinances of the City may now or hereafter require including acts authorized pursuant to the Inter-Local Cooperation Act, the Mutual Aid Peace Officers Powers Act, and pursuant to Chapter 10.93 RCW and Chapter 39.34 RCW.

2.16.060 _____ Oath of Office

All commissioned personnel, to include the Chief of Police, shall be sworn in to enforce the ordinances of the City of Port Orchard, state and federal law, to protect the public peace and safety within the City of Port Orchard, and to abide by the code of professional conduct and responsibility for peace officers.

Prior to assuming a police commission, persons hired for a position that requires a commission will take an oath of office to enforce the law, uphold the Constitution of the United States and the State of Washington, and shall make such oath before the mayor or a designee.

SECTION 7. Ratification. All acts taken pursuant to the authority of this Ordinance but prior to its effective date are hereby ratified.

SECTION 8. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

SECTION 9. Savings Clause. Those portions of Chapter 2.16 of the Port Orchard Municipal Code which are repealed by this ordinance shall remain in force and effect until the effective date of this ordinance. Such repeals shall not be construed as affecting any existing right acquired under the laws repealed, nor as affecting any proceeding instituted thereunder, nor any rule, regulation or order promulgated thereunder.

SECTION 9. Effective Date. This ordinance shall be in full force and effect five (5) days after posting and publication as required by law. A summary of this Ordinance may be published in lieu of the entire ordinance, as authorized by State Law.

PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the City Clerk in authentication of such passage this ___ day of _____ 2020.

Robert Putansuu, Mayor

ATTEST:

Brandy Rinearson, CMC, City Clerk

APPROVED AS TO FORM:

SPONSORED BY:

Charlotte A. Archer, City Attorney

Scott Diener, Councilmember

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON, RELATING TO THE PORT ORCHARD POLICE DEPARTMENT; REPEALING CHAPTER 2.16 OF THE PORT ORCHARD MUNICIPAL CODE (“POMC”) AND ADOPTING NEW POMC CHAPTER 2.16, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 1970, by Ordinance No. 857 codified at Port Orchard Municipal Code Chapter 2.16, the City Council created and established the Port Orchard Police Department; and

WHEREAS, City Staff, including the Chief of Police, recently audited PMC Chapter 2.16 and recommend new code language, so as to clarify the positions in the Police Department and the duties thereof; and

WHEREAS, the City Council has reviewed the proposed code language, and believes it to be in the best interests of the City to enact the proposed code language; now, therefore

THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Repealed. Port Orchard Municipal Code Chapter 2.16, Police Department, is hereby repealed in its entirety.

SECTION 2. Adoption. A new Chapter 2.16 of the Port Orchard Municipal Code, entitled Police Department, is hereby adopted and added to read as follows:

**Chapter 2.16
Police Department**

- 2.16.010 Establishment**
- 2.16.020 Chief of Police – Appointment and civil service exclusion**
- 2.16.030 Positions designated**
- 2.16.040 Members – Appointment and Commissioning**
- 2.16.050 Police Powers**
- 2.16.060 Oath of Office**

2.16.010 Establishment

There is established and created a Police Department to be operated under the direction and control of the City’s chief law enforcement officer, the Chief of Police, subject to the supervision of the City Mayor.

2.16.020 Chief of Police – Appointment and civil service exclusion

The Chief of Police shall be appointed by the City Mayor, subject to approval by the City Council, and may be removed by the City Mayor. Removal shall be in accordance with the law and the policies of the City of Port Orchard. Pursuant to RCW 41.12.050, the position of Police Chief is excluded from civil service for city police.

2.16.030 Positions designated

In addition to the Chief of Police, the police department shall be staffed by regular commissioned personnel in such numbers and ranks as shall be deemed necessary by the city council pursuant to its adopted budget.

The department may be supplemented by such support personnel as would be required to aid in the everyday operations of a police department. Such support personnel shall not be commissioned officers.

2.16.040 Members – Appointment and Commissioning

All persons hired as law enforcement officers for the Port Orchard Police Department shall be commissioned as police officers for the City of Port Orchard prior to being assigned to law enforcement duties. All personnel below the rank of Chief shall be appointed and commissioned by the Chief in accordance with the applicable law, ordinance, rule, or regulation relating to civil service except as exempted in accordance with RCW 41.12.050 and may be removed by the Chief subject to any applicable law, ordinance, rule, or regulation then in force and effect. No police commission, regular, temporary or honorary, shall be issued to any person until such person has been certified for a regular or provisional appointment to fill an authorized personnel vacancy by the Civil Service Commission in accordance with such rules and regulations relating to civil service then in force and effect.

2.16.050 Police Powers

The Chief of Police and all commissioned police personnel shall have the powers granted to them by state and local law and shall be responsible for those duties imposed by the laws of the state relating to Chief of Police and law enforcement personnel for code cities. The Chief and all law enforcement personnel shall have the power and duty to enforce the ordinances of the City and to perform other such services as the laws of the state or the ordinances of the City may now or hereafter require including acts authorized pursuant to the Inter-Local Cooperation Act, the Mutual Aid Peace Officers Powers Act, and pursuant to Chapter 10.93 RCW and Chapter 39.34 RCW.

2.16.060 Oath of Office

All commissioned personnel, to include the Chief of Police, shall be sworn in to enforce the ordinances of the City of Port Orchard, state and federal law, to protect the public peace and safety within the City of Port Orchard, and to abide by the code of professional conduct and responsibility for peace officers.

Prior to assuming a police commission, persons hired for a position that requires a commission will take an oath of office to enforce the law, uphold the Constitution of the United States and the State of Washington, and shall make such oath before the mayor or a designee.

SECTION 7. Ratification. All acts taken pursuant to the authority of this Ordinance but prior to its effective date are hereby ratified.

SECTION 8. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

SECTION 9. Savings Clause. Those portions of Chapter 2.16 of the Port Orchard Municipal Code which are repealed by this ordinance shall remain in force and effect until the effective date of this ordinance. Such repeals shall not be construed as affecting any existing right acquired under the laws repealed, nor as affecting any proceeding instituted thereunder, nor any rule, regulation or order promulgated thereunder.

SECTION 9. Effective Date. This ordinance shall be in full force and effect five (5) days after posting and publication as required by law. A summary of this Ordinance may be published in lieu of the entire ordinance, as authorized by State Law.

PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the City Clerk in authentication of such passage this 10th day of March 2020.

Robert Putaansuu, Mayor

ATTEST:

Brandy Rinearson, MMC, City Clerk

APPROVED AS TO FORM:

SPONSORED BY:

Charlotte A. Archer, City Attorney

Scott Diener, Councilmember

PUBLISHED:

EFFECTIVE DATE:



City of Port Orchard

216 Prospect Street, Port Orchard, WA 98366
(360) 876-4407 • FAX (360) 895-9029

Agenda Staff Report

Agenda Item No.:	<u>Business Item 7A</u>	Meeting Date:	<u>March 10, 2020</u>
Subject:	<u>Approval of Addendum No. 4 to Contract</u>	Prepared by:	<u>Robert Putaansuu</u>
	<u>No. 053-18 with Waterman Investment</u>		<u>Mayor</u>
	<u>Partners, LLC for the 640 Bay Street</u>	Atty Routing No.:	<u>042-20</u>
	<u>Purchase and Sale Agreement</u>	Atty Review Date:	<u>March 5, 2020</u>

Summary: In July 2018, the City and Waterman Investment Partners, LLC (Waterman), entered into a purchase and sale agreement for the City's property located at 640 Bay Street. Two addenda to the agreement have been previously approved to extend the closing date to December 31, 2019. On December 17, 2019, a third addendum was approved to extend the closing date to March 31, 2020.

During the February 18, 2020, work study session, discussions were held regarding Public Facilities District funding sources, the original intent of the agreement, whether some minor changes should be made to the contract, and the upcoming expiration of the contract.

Recommendation: Staff made changes to the agreement based on Council's comments, with that, recommends approval of Addendum No. 4 to the real estate purchase and sale agreement for the City's property at 640 Bay Street.

Relationship to Comprehensive Plan: N/A

Motion for Consideration: "I move to approve Addendum No. 4 to the real estate purchase and sale agreement for the City's property at 640 Bay Street."

Fiscal Impact: N/A

Attachments: Addendum No. 4; with exhibit

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Addendum to No. 4 to

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS ADDENDUM NO. 4 to the Real Estate Purchase and Sale Agreement for the property located at **640 Bay Street, Port Orchard, Kitsap County, Washington**, is executed by and between **Waterman Investment Partners, LLC**, a Washington Limited Liability Company hereafter ("Buyer") and the **City of Port Orchard**, a municipal corporation organized under the laws of the State of Washington (hereafter "seller").

WHEREAS, Buyer and Seller entered into the above referenced Real Estate Purchase and Sale Agreement, dated July 10, 2018, which is attached hereto and incorporated herein by this reference ("Agreement"); and

WHEREAS, Buyer and Seller entered into Addendum No. 1 to the Agreement, dated December 11, 2018, to amend certain provisions of the Agreement, including the Closing Date, which is attached hereto and incorporated herein by this reference ("Addendum No. 1"); and

WHEREAS, Buyer and Seller entered into Addendum No. 2 to the Agreement, dated June 11, 2019, to extend the Closing Date in exchange for a payment from the Buyer, which is attached hereto and incorporated herein by this reference ("Addendum No. 2"); and

WHEREAS, Buyer and Seller entered into Addendum No. 3 to the Agreement, dated December 17, 2019, to extend the Closing Date, which is attached hereto and incorporated herein by this reference ("Addendum No. 3"); and

WHEREAS, Section 16 of the Agreement provides that it may be amended or modified by a written instrument executed by Buyer and Seller; and

WHEREAS, Section 6.1 of the Agreement sets forth the Closing Date requirements of the parties, and provides that the parties may agree in writing to a later closing date than the originally anticipated closing date of December 31, 2018; and

WHEREAS, via Addendum No. 1, the parties extended the closing date to June 30, 2019; and

WHEREAS, via Addendum No. 2, the parties extended the Closing Date to December 31, 2019; and

WHEREAS, via Addendum No. 3, the parties extended the Closing Date to March 31, 2020; and

WHEREAS, the parties agree that it is in the best interests of both to further extend the closing date to March 31, 2022 and to amend certain provisions of the Agreement in exchange for a payment from Buyer that will go toward closing or be forfeited if closing does not occur; and

WHEREAS, the parties wish to memorialize their agreement to amend the closing, payment and other provisions of the Agreement;

NOW, THEREFORE, Buyer and Seller agree as follows:

1. Section 2.1 of the Agreement is hereby amended to read as follows:

Deposit. Within five (5) business days after the date on which the last party executes this Agreement (the "Effective Date"), Buyer shall execute and deliver to Land Title Company of Kitsap in Port Orchard, Washington ("Title Company"), BS escrow agent for the closing of this transaction, a promissory note (the "Earnest Money Note") in the amount of Fifteen Thousand Dollars (\$ 15,000.00). The Earnest Money Note will be converted to cash upon the expiration of the Due Diligence Period (as defined in Section 5.2.1) (the "Deposit") and will be paid or delivered as earnest money (the "Earnest Money") in part payment for the purchase price of the Property no later than January 4, 2019.

Within five (5) business days after the date on which the last party executes Addendum No. 2 to this Agreement, Buyer shall deposit with Title Company, as escrow agent for the closing of this transaction, a payment ("Closing Date Extension Payment") in the amount of Ten Thousand Dollars (\$10,000.00). The Closing Date Extension Payment will be paid or delivered to Seller in part payment for the purchase price of the Property upon closing. If the parties do not close this transaction, the Closing Date Extension Payment will be forfeited by Buyer and paid or delivered to Seller.

Within five (5) business days after the date on which the last party executes Addendum No. 4 to this Agreement, Buyer shall deposit with Title Company, as escrow agent for the closing of this transaction, a payment ("Closing Date Extension Payment") in the amount of Fifteen Thousand Dollars (\$15,000.00). The Closing Date Extension Payment will be paid or delivered to Seller in part payment for the purchase price of the Property upon closing. If the parties do not close this transaction, the Closing Date Extension Payment will be forfeited by Buyer and paid or delivered to Seller.

2. Section 2.2 of the Agreement is hereby amended to read as follows:

Purchase price. The purchase price for the Property (the "Purchase Price") shall be set as follows: at least two (2) months prior to the Closing Date, Seller shall obtain an independent appraisal of the Property, and the Purchase Price shall be the appraised value, provided that the Purchase Price shall not be less than Two Hundred and Nineteen Thousand Five Hundred and Thirty Four Dollars (\$219,534.00).

3. Section 4.1 of the Agreement is hereby stricken, and the following sections are renumbered accordingly.

4. Section 5.5 of the Agreement is hereby amended to read as follows:

Seller's contingency. In addition to any conditions provided in other provisions of this Agreement, Seller's obligation to sell the Property is subject to the fulfillment prior to Closing of each of the following conditions:

5.5.1 Project Phasing and Application. Buyer intends to improve the Property via development of a mixed-use community utilizing the Property and contiguous parcels owned by the Buyer, as described in the Buyer's Proposal, as amended and attached hereto as Exhibit C (the "Project"). As depicted on Exhibit C, Buyer intends to develop the Project in phases (each a "Phase"). Buyer agrees that prior to closing, buyer will submit counter complete applications for the first Phase of the development (consisting of Land Disturbing Activity Permit, Building Permit, SEPA Checklist, Etc.) within the area described on Exhibit C, for a Phase including at least 40,000 square feet of residential, nonresidential, and/or structured parking. The City authorizes the Buyer to submit permit applications for the 640 Bay Street property prior to the Closing Date, and this property must be included in Phase 1 of the project.

Prior to the Closing Date, Buyer shall have submitted a substantially complete application for building permits and any other required and necessary permits (collectively, "Building Permits") enabling Buyer to proceed with construction commencement of Phase I of the Project.

5.5.2 Compliance by Buyer. Buyer shall have performed and complied with all of the covenants, agreements, obligations and conditions required hereunder to be performed and complied with by Buyer on or before the Closing Date.

5.5.3 Correctness of Representations and Warranties. The representations and warranties of Buyer stated in this Agreement shall be true and correct on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date, unless Buyer shall have provided written notice to Seller to the contrary and has given Seller the opportunity to terminate or withdraw from this transaction at or prior to Closing).

5.5.4 Buyer's Deliveries. Buyer shall have delivered all of Buyer's Deliveries to Escrow Agent on or before the Closing Date.

5.5.5 City Council Approval. The Port Orchard City Council shall have approved the execution, delivery and performance of this Agreement.

5. Section 5.6 of the Agreement is hereby amended to read as follows:

Satisfaction/waiver of Seller's contingency. The Seller's contingencies are solely for the benefit of the Seller. If the contingencies are not timely satisfied, the Seller will have the right at its sole election either to waive the contingency in writing and proceed with the purchase or to terminate this Agreement. If Seller elects to terminate this Agreement, the escrow will be terminated, the Deposit must immediately be returned to Buyer, all documents and other funds will be returned to the party who deposited them, and neither party will have any further rights or obligations under this Agreement, except as otherwise provided in this Agreement, and except that each party shall pay one-half (1/2) of the cost of terminating the escrow.

6. Section 6.1 of the Agreement is hereby amended to read as follows:

Closing date. This transaction will be closed in escrow by Title Company acting as escrow agent ("Escrow Agent"). The closing will be held at the offices of Title Company no later than March 31, 2022 (the "Closing Date"). If closing does not occur on or before the Closing Date, or any later date mutually agreed to in writing by Seller and Buyer, Escrow Agent will immediately terminate the escrow, forward the Deposit to the party entitled to receive it as provided in this Agreement and return all documents to the party that deposited them.

7. Section 6.2.2 of the Agreement is hereby amended to read as follows:

Buyer's escrow deposits. On or before the Closing Date, Buyer shall deposit into escrow the following:

- (a) Cash or immediately available funds in an amount sufficient to pay the Purchase Price, plus Buyer's share of closing costs; and
- (b) A duly executed and completed Real Estate Excise Tax Affidavit; and
- (c) Any other documents or instruments Buyer is obligated to provide pursuant to this Agreement (if any) in order to close this transaction; and

(d) A certificate reaffirming as of the Closing Date that all of Buyer's representations and warranties under this Agreement are true and accurate.

8. Section 6.3.1 of the Agreement is hereby amended to read as follows:

Seller's costs. Seller shall pay the cost of the appraisal provided for in Section 2.2, State of Washington real estate excise taxes applicable to the sale, and one-half of Title Company's escrow fee.

9. Section 6.3.2 of the Agreement is hereby amended to read as follows:

Buyer's costs. Buyer shall pay the premium for a standard coverage policy of title insurance in the full amount of the Purchase Price, the additional premium, if any, attributable to the extended coverage policy of title insurance (if elected by Buyer) and any endorsements required by Buyer, the cost of recording the Deed and one-half of Title Company's escrow fee.

10. Section 14 of the Agreement is hereby amended to read as follows:

Seller: City of Port Orchard
ATTN: Mayor Robert Putaansuu
216 Prospect Street
Port Orchard, WA 98366

With a copy to: Office of the City Attorney
Charlotte Archer
Inslee Best Doezie Ryder PS
10900NE 4th Street
Suite 1500
Bellevue, WA 98004

Buyer: Waterman Investment Partners, LLC
P.O. Box 376
Burley, WA 98322

with a copy to: Ron Templeton
Templeton Horton Weibel
3212 NW Byron Street, #104
Silverdale, WA 98383

11. **New Exhibit C.** New Exhibit C, referenced in amended Section 5.5.1 herein and attached hereto, is hereby adopted by reference and incorporated into the Purchase and Sale Agreement. This Exhibit is intended to illustrate the proposed Project (by identified Blocks, each of which constitutes a proposed Phase of the Project, with

phasing to begin with the Block identified on Exhibit C as B1. Exhibit C has not been reviewed by the City of Port Orchard for compliance with the Port Orchard Municipal Code, including the City’s development regulations.

12. In all other respects, the Agreement between the parties, as amended by Addendum No. 1, Addendum No. 2, and Addendum No. 3 shall remain in full force and effect, further amended as set forth herein, but only as set forth herein.

IN WITNESS WHEREOF, the parties have executed this Addendum No. 4 this __ day of March 2020.

WATERMAN INVESTMENT
PARTNERS, LLC (BUYER):

CITY OF PORT ORCHARD
(SELLER):

Steve Segó, Sole Member

Robert Putaansuu, Mayor

ATTEST/AUTHENTICATED:

Brandy Rinearson, MMC, City Clerk

APPROVED AS TO FORM:

Charlotte Archer, City Attorney

EXHIBIT C to Addendum 4 to the Purchase and Sale Agreement

Proposed Block Plan and Program Summary



Block #	Building Gross Square Feet	Dwellin g Units	Parking Stalls	
			Structured	On-Street
W1 Communit y Center	Community Center - 24,000	N/A	N/A	7
	Total - 24,000			
W2 Mixed Use Residential	Parking - 10,450 Residential - 54,400 Commercial - 6,900	62	36	8
	Total - 71,750			
W3A Mixed Use Residential	Parking - 21,000 Residential - 51,500 Commercial - 5,200	57	70	13
	Total - 77,700			
W3B Public Parking Deck	Public Parking - 28,900	N/A	101	N/A
B1 Mixed Use Office	Parking - 90,250 Residential - 80,000 Kitsap Bank Office - 31,300 Additional Office - 23,800 Commercial - 16,800	88	88 109 64	30
	Total - 242,150		Total - 261	
Total	444,550	207 Units	468	58

Parcel Area: 1.2 acres (97,861 sf)

Total Site Area: 7.3 (316,205 sf)

Note: Residential Units are based on 85% efficiency rate and 750 sf per dwelling unit.

Printed: 09.27.2018

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ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON,
AUTHORIZING A FULL TIME CIVIL ENGINEER II POSITION.**

WHEREAS, the level of private development in the City and City capitol project management has significantly increased; and

WHEREAS, the Public Works Engineering department is increasingly in need of more staff time to review and process permits, perform on-site inspections, work with consultants on capitol project designs and provide services during construction of public facilities; and

WHEREAS, the City desires to provide a high level of service to the community and increase the Public Works Engineering Department capabilities; and

WHEREAS, the City Council finds that the creation of a new Civil Engineer II position is in the best interests of the City so as to ensure the public are being adequately served; now, therefore;

**THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO
ORDAIN AS FOLLOWS:**

SECTION 1. The Port Orchard City Council approves the attached 1.0 FTE position and stated duties, and salary scale presented in Exhibit A, and authorizes the Mayor or his designee to develop and implement a complete job description for a new full time Civil Engineer II position without further action by the Council.

SECTION 2. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 3. Publication. This Ordinance shall be published by an approved summary consisting of the title.

SECTION 4. Effective Date. This Ordinance shall take effect and be in full force and effect five days after publication, as provided by law.

PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the Clerk in authentication of such passage this 10th day of March, 2020.

Robert Putaansuu, Mayor

ATTEST:

SPONSOR:

Brandy Rinearson, MMC, City Clerk

John Clauson, Councilmember

APPROVED AS TO FORM:

Charlotte Archer, City Attorney

PUBLISHED:

EFFECTIVE DATE:

CITY OF PORT ORCHARD

EXHIBIT A

Job Summary and Salary Scale

Job Title: Civil Engineer II
FLSA: Exempt
Civil Service: Exempt
Department: Public Works Department
Reports To: Public Works Director

The Civil Engineer II shall report to and serve under the direction of the Director of Public Works/City Engineer and coordinate with the Assistant City Engineer. Attendance at evening or weekend meetings or other off-duty events may be required. May also be called back to work before or after regularly scheduled work hours or on scheduled days off.

The Civil Engineer II is a senior professional position. In addition to performing the duties of an Engineer 1 position, the individual fulfilling the role of the Civil Engineer II position is a licensed Professional Engineer with the experience needed to competently oversee and approve engineering designs and other work prepared under their supervision. The Civil Engineer II position is responsible for approving development permits, civil engineering designs, and stormwater and traffic studies and reports in their areas of expertise. The Civil Engineer II position will also fill the role of project manager, including construction administration duties, for larger and complex capital projects under the supervision of the Assistant City Engineer and/or Public Works Director.

**Salary Scale
 Civil Engineer II**

	3/10/2020
After 5 yrs.	46.64
After 4 yrs.	45.50
After 3 yrs.	44.39
After 2 yrs	43.31
After 1 yr.	42.25
After 6 mos.	41.22
First 6 mos.	40.21

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City of Port Orchard

216 Prospect Street, Port Orchard, WA 98366
(360) 876-4407 • FAX (360) 895-9029

Agenda Staff Report

Agenda Item No.: Business Item 7C
Subject: Approval of Change Order No. 1 to
Contract No. 019-20 with Arken, Inc. for
the 2020 Library Leak Repair

Meeting Date: March 10, 2020
Prepared by: Mark Dorsey, P.E.
Public Work Director
Atty Routing No.: N/A
Atty Review Date: N/A

Summary: On January 14, 2020, the Port Orchard City Council approved Contract No. C019-20 with Arken, Inc. for the containment, air quality mitigation and repair of one (1) leaking area identified within the Port Orchard Library. Upon further investigation by the contractor, it has been determined that three (3) out of the four (4) roof drainage scuppers in those sections of the library also have leak damage to their respective surrounding areas. This degree of unforeseen damage is outside the original scope provided by Arken, Inc. Staff would like to retain the continued services for containment and air quality filtration whilst updated repair options are considered. Tonight's action is for the approval of Change Order No. 1 to Contract No. C019-20 with Arken, Inc. in the amount of \$14,068.85 to retain the existing containment and air filtration system through May 12, 2020.

Recommendation: Staff recommends that the City Council authorize the Mayor to execute Change Order No. 1 to Contract No. C019-20 with Arken, Inc. in the amount of 14,068.85.

Relationship to Comprehensive Plan: N/A

Motion for Consideration: I move to authorize the Mayor to execute Change Order No. 1 to Contract No. 019-20 with Arken, Inc. in the amount of \$14,068.85.

Fiscal Impact: Budget amendment may be required.

Alternatives: None

Attachments: Arken, Inc. Change Order No. 1 and Current and Revised Arken Quotes.

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CITY OF PORT ORCHARD

Authorization for Change Order No. 1

Date: <u>March 4, 2020</u>	Contractor: <u>Arken, Inc.</u>
Project: <u>Library Leak/Damage Repair</u>	<u>417 99th St E</u>
Contract / Job # <u>C019-20</u>	<u>Tacoma, WA 98445</u>

This Change Order Authorizes a change of scope of services and requests additional funds. As the investigation uncovered additional areas of concern that need to be addressed and the repairs are more extensive, we are changing the scope of the contract to be for services related to the investigative work, containment, and air quality filtration. Additional money is needed to do so and will retain the existing containment and air filtration through May 12, 2020.

Contract History					
	Amount	Sales Tax	Total	Date	Appvd by
Original Contract	\$9,919.88	\$892.79	\$10,812.67	14-Jan-20	COUNCIL
Change Order 1	\$12,907.20	\$1,161.65	\$14,068.85	10-Mar-20	COUNCIL
Total Contract	\$22,827.08	\$2,054.44	\$24,881.52		

I have reviewed the Change Order information above and certify that to the best of my knowledge descriptions and costs are true and accurate.

Contractor Approval Signature

Public Works Director/City Engineer

Printed Name & Title

MARK R. DORSEY, P.E.

Printed Name

Change Orders that do not exceed 10%, with a maximum of \$50,000, of either legally authorized budget limit or contract amount established by City Council can be approved by the Public Works Director.

Approved: _____
Mayor

Change Orders that do not exceed 10%, with a maximum of \$100,000, of either legally authorized budget limit or contract amount established by City Council are to be approved by the Mayor.

Attest: _____
City Clerk

Change Orders over \$100,000 or exceed a total of 10% require Council Action.

Council Approval Date

Details of Change Order 1

Decrease of original scope	-\$1,919.67	-\$172.77	-\$2,092.44
Additional Services for new scope	\$14,826.87	\$1,334.42	\$16,161.29
Net Change Order 1	\$12,907.20	\$1,161.65	\$14,068.85



Arken

417 99th St E
Tacoma, WA 98445
WA LIC #ARKENI*826LH

Client: Port Orchard Public Library
Property: 87 Sydney Ave
Port Orchard, WA 98366

Operator: ANDREW

Estimator: Aymee Dunn
Business: 417 99th St E
Tacoma, WA 98445

Business: (253) 333-5141

Type of Estimate: Water Damage

Date Entered: 12/26/2019

Date Assigned: 12/23/2019

Price List: WASE8X_NOV19

Labor Efficiency: Restoration/Service/Remodel

Estimate: ARKEN-LIBRARY

File Number: 1250-A

The following estimate is for mitigation & remediation completed in the children's section of the library due to drainage issue with exterior fittings. Please note cost will be adjusted accordingly once actual work ensues. Please feel free to give our office a call with any questions or concerns.

Thank you for your time,

Aymee Dunn
adunn@arkenco.com
253-797-6447



Arken

417 99th St E
Tacoma, WA 98445
WA LIC #ARKENI*826LH

ARKEN-LIBRARY

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Service call - during business hours	1.00 EA	0.00	173.34	15.60	188.94
Equipment setup, take down, and monitoring (hourly charge)	12.00 HR	0.00	60.01	64.81	784.93
Cargo van and equipment - per day	7.00 EA	0.00	97.46	61.40	743.62
Tandem axle dump trailer - per load - including dump fees	1.00 EA	349.45	0.00	31.45	380.90
Totals: General				173.26	2,098.39

Children's Section

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Containment Barrier/Airlock/Decon. Chamber	500.00 SF	0.00	0.83	37.35	452.35
Temporary Wall Setup per month- 24 x 16	1.00 MO	0.00	3,400.00	306.00	3,706.00
Investigative Demolition-Supervisory/Admin- per hour	4.00 HR	0.00	87.50	31.50	381.50
Demolition Technician - per hour	4.00 HR	0.00	77.52	27.91	337.99
Dehumidifier (per 24 hour period) - XLarge - No monitoring	1.00 MO	0.00	900.00	81.00	981.00
Negative air fan/Air scrubber (24 hr period) - No monit.	1.00 MO	0.00	700.00	63.00	763.00
The above charges are for 1 dehumidifier & 1 air scrubber 90 days.					
Totals: Children's Section				546.76	6,621.84

Line Item Totals: ARKEN-LIBRARY **720.02** **8,720.23**



Arken

417 99th St E
Tacoma, WA 98445
WA LIC #ARKENI*826LH

Summary

Line Item Total	8,000.21
Sales Tax	720.02
Replacement Cost Value	\$8,720.23
Net Claim	\$8,720.23

Aymee Dunn



Arken

417 99th St E
Tacoma, WA 98445
WA LIC #ARKENI*826LH

Client: Port Orchard Public Library
Property: 87 Sydney Ave
Port Orchard, WA 98366

Operator: ANDREW

Estimator: Aymee Dunn
Business: 417 99th St E
Tacoma, WA 98445

Business: (253) 333-5141

Type of Estimate: Water Damage

Date Entered: 12/26/2019

Date Assigned: 12/23/2019

Price List: WASE8X_NOV19

Labor Efficiency: Restoration/Service/Remodel

Estimate: ARKEN-LIBRARY-1

File Number: 1250-A

The following estimate/change order is for mitigation & remediation needed in the meeting area & small office of the library due to drainage issues with exterior fittings. Please note cost will be adjusted accordingly once actual work ensues. Please feel free to give our office a call with any questions or concerns.

Thank you for your time,

Aymee Dunn
adunn@arkenco.com
253-797-6447



Arken

417 99th St E
Tacoma, WA 98445
WA LIC #ARKENI*826LH

ARKEN-LIBRARY-1

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Equipment setup, take down, and monitoring (hourly charge)	16.00 HR	0.00	60.01	86.41	1,046.57
Cargo van and equipment - per day	10.00 EA	0.00	97.46	87.71	1,062.31
Tandem axle dump trailer - per load - including dump fees	1.00 EA	349.45	0.00	31.45	380.90
Temporary Wall Setup per month - 26 x 10	2.00 MO	0.00	2,100.00	378.00	4,578.00
Totals: General				583.57	7,067.78

Meeting Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Containment Barrier/Airlock/Decon. Chamber	500.00 SF	0.00	0.83	37.35	452.35
Dehumidifier (per 24 hour period) - XLarge - No monitoring	2.00 MO	0.00	900.00	162.00	1,962.00
Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 MO	0.00	700.00	126.00	1,526.00
The above charges are for 1 dehumidifier & 1 air scrubber 60 days.					
Investigative Demolition-Supervisory/Admin- per hour	4.00 HR	0.00	87.50	31.50	381.50
Demolition Technician - per hour	4.00 HR	0.00	77.52	27.91	337.99
Totals: Meeting Room				384.76	4,659.84

Office

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Containment Barrier/Airlock/Decon. Chamber	250.00 SF	0.00	0.83	18.68	226.18
Dehumidifier (per 24 hour period) - XLarge - No monitoring	2.00 MO	0.00	900.00	162.00	1,962.00
Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 MO	0.00	700.00	126.00	1,526.00
The above charges are for 1 dehumidifier & 1 air scrubber 60 days.					
Investigative Demolition-Supervisory/Admin- per hour	4.00 HR	0.00	87.50	31.50	381.50



Arken

417 99th St E
Tacoma, WA 98445
WA LIC #ARKENI*826LH

CONTINUED - Office

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Demolition Technician - per hour	4.00 HR	0.00	77.52	27.91	337.99
Totals: Office				366.09	4,433.67
Line Item Totals: ARKEN-LIBRARY-1				1,334.42	16,161.29



Arken

417 99th St E
Tacoma, WA 98445
WA LIC #ARKENI*826LH

Summary

Line Item Total	14,826.87
Sales Tax	1,334.42
Replacement Cost Value	\$16,161.29
Net Claim	\$16,161.29

Aymee Dunn

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City of Port Orchard
 216 Prospect Street, Port Orchard, WA 98366
 (360) 876-4407 • FAX (360) 895-9029

Agenda Staff Report

Agenda Item No.: <u>Business Item 7D</u> Subject: <u>Approval of the 2020 Comprehensive Plan</u> <u>Amendment Agenda</u> <hr/> <hr/>	Meeting Date: <u>March 10, 2020</u> Prepared by: <u>Nicholas Bond, AICP</u> <u>DCD Director</u> <hr/> Atty Routing No.: <u>N/A</u> Atty Review Date: <u>N/A</u>
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Issue: Pursuant to the Comprehensive Plan amendment regulations in Port Orchard Municipal Code Section (POMC) 20.04, the Community Development Director has compiled a recommended Comprehensive Plan amendment docket, based on a preliminary evaluation of the need, urgency, and appropriateness of the suggested amendments, as well as the staff and budget availability to accommodate the public review process.

For 2020, all comprehensive plan amendment applications were required to be completed and submitted to the Community Development Department by 5:00 pm on January 31st, 2020, in order to be considered during this year’s amendment process. The Department initiated applications for one set of text amendments and one set of map amendments, consistent with POMC 20.04.050(1). A text amendment application was received from Geiger Road LLC, and a map amendment application was received from Errol Dow.

The Director recommends that the City-initiated amendments and the Geiger Road LLC text amendment be included on the 2020 Comprehensive Plan agenda:

Text Amendments – City Initiated

- Land Use Element. The City proposes to replace the existing Table 1 of the Land Use Element in the Comprehensive Plan with an expanded table that addresses the range of possible maximum densities that are likely to develop in each zone, and the anticipated development density in each zone for purposes of informing the County’s Buildable Lands Report.
- Utilities Element. The Sewer System Capital Improvement Plan list (Table 7-2 of the Utilities Element) and the Water System Capital Improvement Plan list (Table 7-2 of the Utilities Element) have been updated.
- Transportation Element. The existing Street Standard Classification Map in the Transportation Element will be replaced by an updated map, consistent with the most recent street standards as adopted by the City’s Public Works Department.
- 6-Year Transportation Improvement Program (TIP). Each year, the City is required by law to adopt an update to its 6-Year TIP. The update for 2020 will extend 6-year funded projects on the TIP to 2021-2026. The 6-Year TIP is not part of the Comprehensive Plan, but is adopted into the Plan by reference in Appendix B to the Comprehensive Plan.
- Appendix B (Plans Adopted by Reference). Appendix B of the Comprehensive Plan provides a list of related planning and policy documents that are adopted into the Plan by reference. The updates to the TIP (both 6-year and 20-year) have been updated in Appendix B.

Map Amendments – City Initiated

In 2017, the City adopted all-new zoning classifications that replaced those previously shown on the adopted City Zoning Map. When preparing the new Zoning Map, the City also made corresponding changes on the Comprehensive Plan's Land Use Map for underlying parcels; however, DCD staff have noted that the land use designation of some parcels was not changed and they did not receive the correct land use designation to correspond with their new zoning. To resolve this inconsistency between the City's Land Use and Zoning Maps, staff have proposed a number of Land Use Map changes which will make the zoning and land use designations of these parcels consistent. (Although the City is the applicant for these revisions, all property owners will be notified of the amendment application.)

Text Amendment – Geiger Road LLC

The proposed text amendment to policy 2.7.5.6 in the Centers section of the Land Use Element, and the accompanying illustration, would increase the size of the Sedgwick Bethel Countywide Center from 141 acres to 161 acres, with the addition of 20 acres to the southern boundary of the center, south of Geiger Rd. The boundary currently bisects two 20-acre parcels owned by Geiger Road LLC so that only the north half of these properties is included in the center. The addition of the southern half of these properties would allow the entirety of Geiger Road LLC's future multifamily project (Glenmore Apartments, 320 units) to be included in the center.

The Director recommends that the Errol Dow map amendment not be included on the 2020 Comprehensive Plan agenda:

Map Amendment – Errol Dow

The proposed map amendment would change the land use designation of three lots fronting Old Clifton Road from High Density Residential (HDR) to Low Density Residential (LDR), with a corresponding zoning change from R4 to R1. Six additional, nearby lots would be redesignated from Urban Industrial (UI) to LDR, with a corresponding zoning change from LI to R1.

The Director finds that the proposed redesignations would create a patchwork of "spot zoned" low-density residential lots intermingled with industrial lots, which would create the potential for incompatible uses and development impacts, and which does not support the goals and policies of the Comprehensive Plan. The Director therefore recommends that Council does not include the Dow amendment on the 2020 agenda.

Recommendation: Staff recommends that the City Council vote to approve the 2020 Comprehensive Plan amendment agenda pursuant to POMC 20.04.060, as presented, including the City-initiated text and map amendment, and the Geiger Road LLC amendment.

Motion for consideration: "I move to approve the 2020 Comprehensive Plan amendment agenda pursuant to POMC 20.04.060, as presented."

Fiscal Impact: This proposal is not expected to impact the city's budget.

Alternatives: Revise the proposed 2020 Comprehensive Plan agenda; or, do not consider any Comprehensive Plan amendments in 2020.

Attachments: Comp Plan Docket, City Text Amendment, City Map Amendment, Geiger Road LLC Amendment and Errol Dow Amendment.

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2020 Comprehensive Plan Update – Preliminary Agenda

Pursuant to Port Orchard Municipal Code Section (POMC) 20.04.050, the City’s Community Development Director has initiated the process for the 2020 annual amendments to the Port Orchard Comprehensive Plan. The City received applications for four amendments prior to the January 31, 2020 deadline.

In compliance with POMC 20.04.060(3), the Director is required to compile and maintain for public review a recommended final comprehensive plan amendment agenda. The Director is recommending that three of the four submitted amendments be considered in 2020. The Director has based the agenda recommendations on a preliminary evaluation of the need, urgency, and appropriateness of the suggested comprehensive plan amendments, as well as the staff and budget availability to accommodate the public review process.

The following preliminary agenda is provided for the 2020 update to the Port Orchard Comprehensive Plan:

Comprehensive Plan Amendments for Consideration in 2020:

City-Initiated Text Amendments

- Land Use Element. Table 1 of the Land Use Element in the Comprehensive Plan will be replaced with an expanded table that addresses the range of possible maximum densities that are likely to develop in each zone, and the anticipated development density in each zone.
- Utilities Element. The Sewer System Capital Improvement Plan list (Table 7-2 of the Utilities Element) and the Water System Capital Improvement Plan list (Table 7-2 of the Utilities Element) have been updated.
- Transportation Element. The existing Street Standard Classification Map in the Transportation Element will be replaced by an updated map, consistent with the most recent street standards as adopted by the City’s Public Works Department.
- 6-Year Transportation Improvement Program (TIP). The updated 2020 TIP will extend 6-year funded transportation projects on the TIP to 2021-2026.
- Appendix B (Plans Adopted by Reference). The updates to the TIP (both 6-year and 20-year) have been updated in Appendix B.

City-Initiated Map Amendments

City staff have noted that the zoning classifications of a number of parcels are inconsistent with their land use designations on the City’s Land Use Map in the Comprehensive Plan. Staff have therefore proposed a number of land use designation changes which will make the zoning and land use designations of these parcels consistent.

Geiger Road LLC Text Amendment

The proposed text amendment to policy 2.7.5.7 in the Centers section of the Land Use Element, and the accompanying illustration, would increase the size of the Sedgwick Bethel Countywide Center from 141 acres to 161 acres, with the addition of 20 acres to the southern boundary of the center, south of Geiger Rd. The boundary currently bisects two 20-acre parcels owned by Geiger Road LLC so that only the north half of these properties is included in the center. The addition of the southern half of these properties

would allow the entirety of Geiger Road LLC's future multifamily project (Glenmore Apartments, 320 units) to be included in the center.

Review Process:

The final comprehensive plan amendment agenda shall be determined by the City Council no later than April 30, 2020. When the final agenda is approved, a public notice and comment period will be provided in compliance with the Type V (legislative) permit process requirements in POMC 20.22.070 and 20.25.040. A public hearing will also be held per POMC 20.22.070(2), and a notice of the hearing will be issued in compliance with POMC 20.25.050. The Planning Commission shall make its recommendations regarding the proposed comprehensive plan amendments to the City Council no later than June 30, 2020. The City Council shall make a final decision on each proposed amendment by December 15, 2020.

A summary of each amendment application, including maps for the site-specific amendments, are available for review on the City's website at: <https://www.cityofportorchard.us/2020-city-comp-plan-amendments/>

Comments or questions regarding the 2020 update to the City's Comprehensive Plan should be sent to the City of Port Orchard, Community Development Department, 720 Prospect Street, Port Orchard, WA 98366, planning@cityofportorchard.us.

2020 City-Sponsored Map Amendments – Narrative

In 2017, the City adopted new zoning classifications that replaced those previously shown on the adopted City Zoning Map. When preparing the new Zoning Map, the City also took the opportunity to make corresponding changes on the Comprehensive Plan's Land Use Map for certain properties, which more closely corresponded to the revised zoning, existing and adjacent development, intended land uses and site conditions (including the presence of critical areas).

City staff noted that during this update of both the Zoning Map and the Land Use Map, the land use designation of some parcels was overlooked, and they did not receive the correct land use designation to correspond with their new zoning, and as such the Comp Plan/Zoning maps are inconsistent. To resolve these errors, staff have proposed a number of Land Use Map changes which will make the zoning and land use designations of these parcels consistent. Although the City is the applicant for these revisions, all property owners will be notified of the amendment application.

No development is proposed or associated with these map amendments.

ATTACHMENT A
2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment
List of Affected Properties

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
1	Christian Life Center	4526-000-012-0102	1780 SE Lincoln Ave	CI	LDR	PCS
	«	362401-3-015-2002	«	«	«	«
	«	362401-3-042-2009	«	«	«	«
	«	362401-3-043-2008	«	«	«	«
	«	362401-3-044-2007	«	«	«	«
2	SK Blvd Detention Pond	342401-4-079-2005	466 South Kitsap Blvd	PF	GB	PCS
3	Bethany Lutheran Church	4038-001-004-0101	151 Tremont St	CI	MDR	PCS
4	Forest Park Convenience Mart	4054-007-019-0001	500 South St	NMU	MDR	C
5	St. Gabriel Catholic Church	362401-2-041-2002	1150 Mitchell Ave	CI	HDR	PCS
6	Armory Building	362401-1-014-2007	1950 SE Mile Hill Dr	PF	C	PCS
7	City Property (vacant)	252401-3-045-2009	N/A	CI	HDR	PCS

ATTACHMENT A
2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment
List of Affected Properties

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
8	Mitchell Park	252401-3-035-2001	N/A	PR	HDR	PCS
9	United Methodist Church	4650-015-011-0000	711 Kitsap St	CI	MDR	CI
	"	4650-015-012-0009	"	"	"	"
	"	4650-015-013-0008	"	"	"	"
	"	4650-015-014-0007	"	"	"	"
10	Port Warehouse Property	4055-010-001-0301	551 Bay St	PF	C	PCS
11	Waterfront Park	4028-001-011-0005	N/A	PR	C	PCS
	"	4028-001-001-0007	"	"	"	"
	"	4053-016-001-0003	"	"	"	"
	"	4053-016-004-0000	"	"	"	"
	"	4053-015-002-0004	"	"	"	"
	"	4053-015-001-0005	1001 Bay St	"	"	"
	"	4053-015-002-0004	N/A	"	"	"
	"	4053-015-003-0003	"	"	"	"

ATTACHMENT A
2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment
List of Affected Properties

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
11	Waterfront Park (contd)	4053-014-008-0008	"	"	"	"
	"	4053-015-005-0001	"	"	"	"
	"	4053-015-006-0000	"	"	"	"
	"	4053-015-007-0009	"	"	"	"
	"	4053-015-010-0004	"	"	"	"
	"	4053-016-007-0007	"	"	"	"
12	Rockwell Park	4063-001-001-0201	1101 Bay St	PR	C	PCS
13	Laureen Walton (SFR)	352401-2-037-2009	240 Melcher St W	GB/R2	MDR	GB/MDR
14	Kitsap County General	262401-4-024-2001	715 Sidney Ave	NMU	MDR	C
	"	4064-000-001-0004	717 Sidney Ave	"	"	"
15	Christine Stansberry (SFR)	242601-4-023-2002	812 Ada St	NMU	MDR	C

ATTACHMENT A
2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment
List of Affected Properties

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
16	Shahbaz & Elizabeth Naftchi	4064-000-002-0003	719 Sidney Ave	NMU	MDR	C
	(SFR) “	262401-4-026-2009	807 Sidney Ave	NMU	MDR	C
17	Hillside Professional Bldg	4650-001-011-0109	569 Division St	R2	MDR	C/BPMU Zoning

*** Legend:**

C = Commercial

CI = Civic & Institutional

GB = Greenbelt

NMU = Neighborhood Mixed Use

MDR = Medium Density Residential

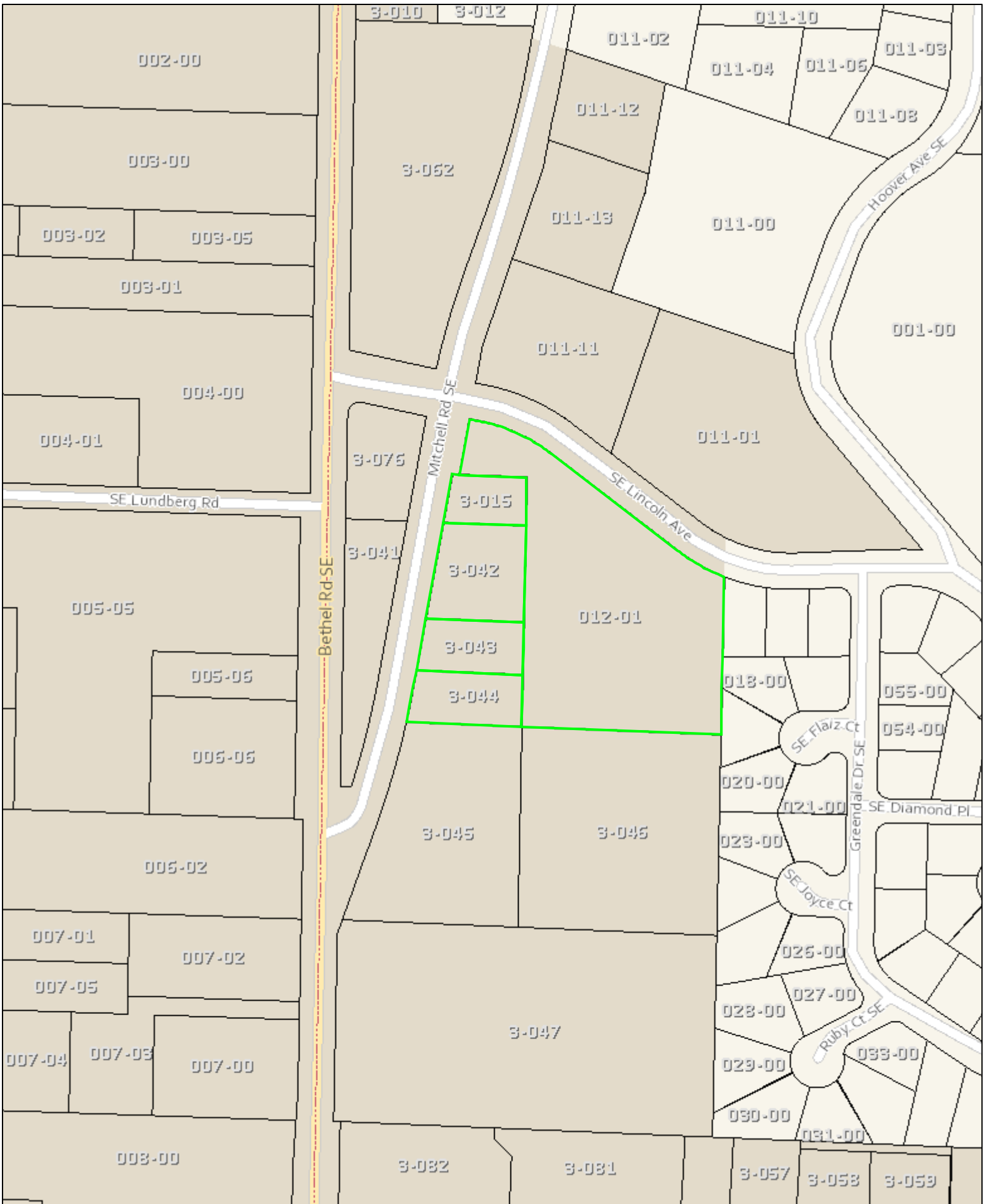
PCS = Public & Community Services

PF = Public Facilities

PR = Parks & Recreation

R2 = Residential 2

No. 1 - Christian Life Center



Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet
Parcel No: 362401-3-044-2007 TaxPayer: CHRISTIAN LIFE CENTER INC Site Address: 2915 MITCHELL RD SE

Kitsap Co. Parcel Search Application



No. 2 - SK Blvd Detention Pond



Comments

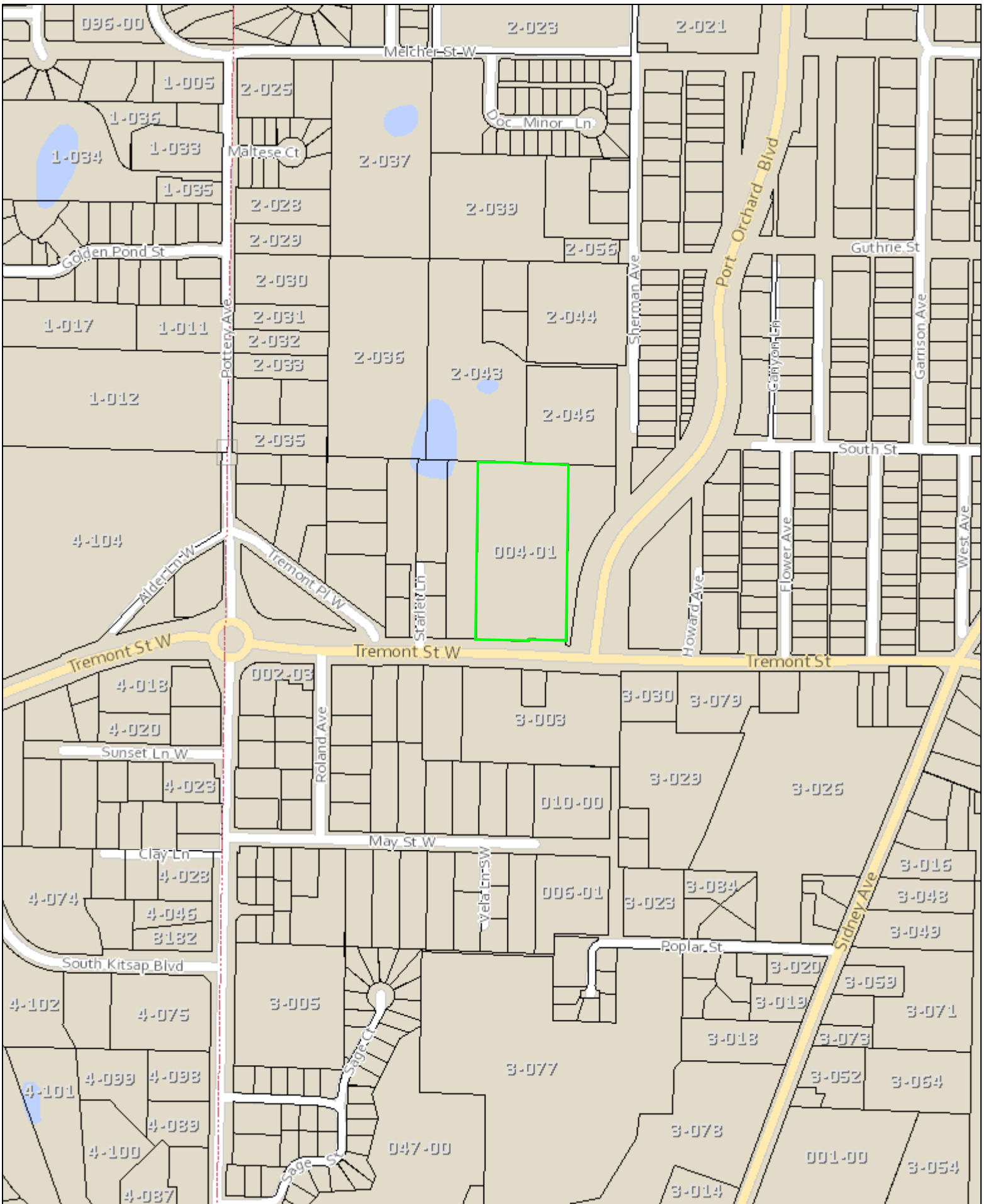
** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet
Parcel No: 342401-4-079-2005 TaxPayer: SOUTH KITSAP BLVD DET POND Site Address: 446 SOUTH KITSAP BLVD

Kitsap Co. Parcel Search Application



Printed January 6, 2020

No. 3 - Bethany Lutheran Church



Comments

Parcel No: 4038-001-004-0101 TaxPayer: BETHANY LUTHERAN CHURCH Site Address: 151 TREMONT ST W
** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet
Page 65 of 108

Kitsap Co. Parcel Search Application



No. 4 - Forest Park Convenience Mart



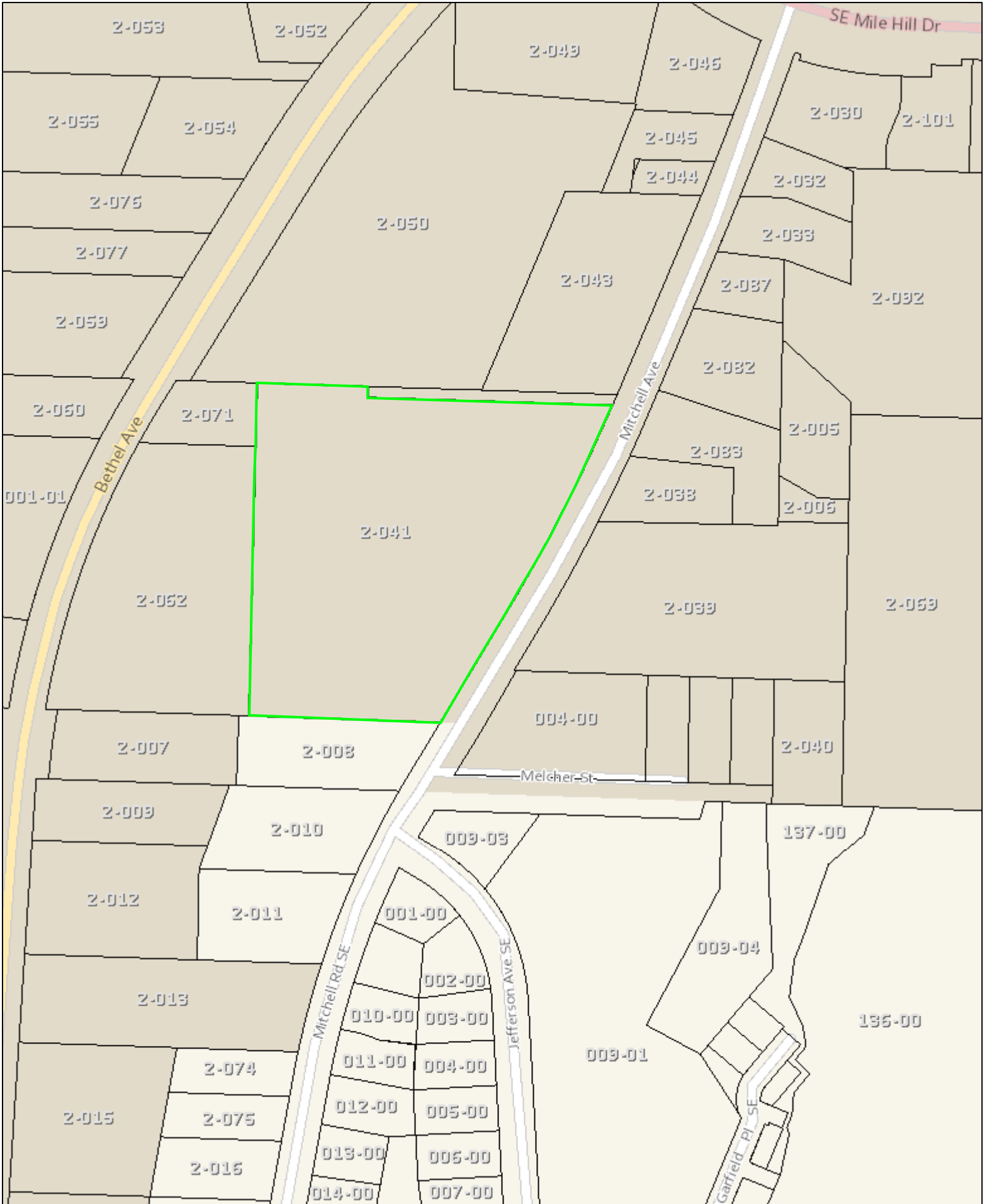
Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet
Page 66 of 108

Kitsap Co. Parcel Search Application



No. 5 - St. Gabriel Catholic Church



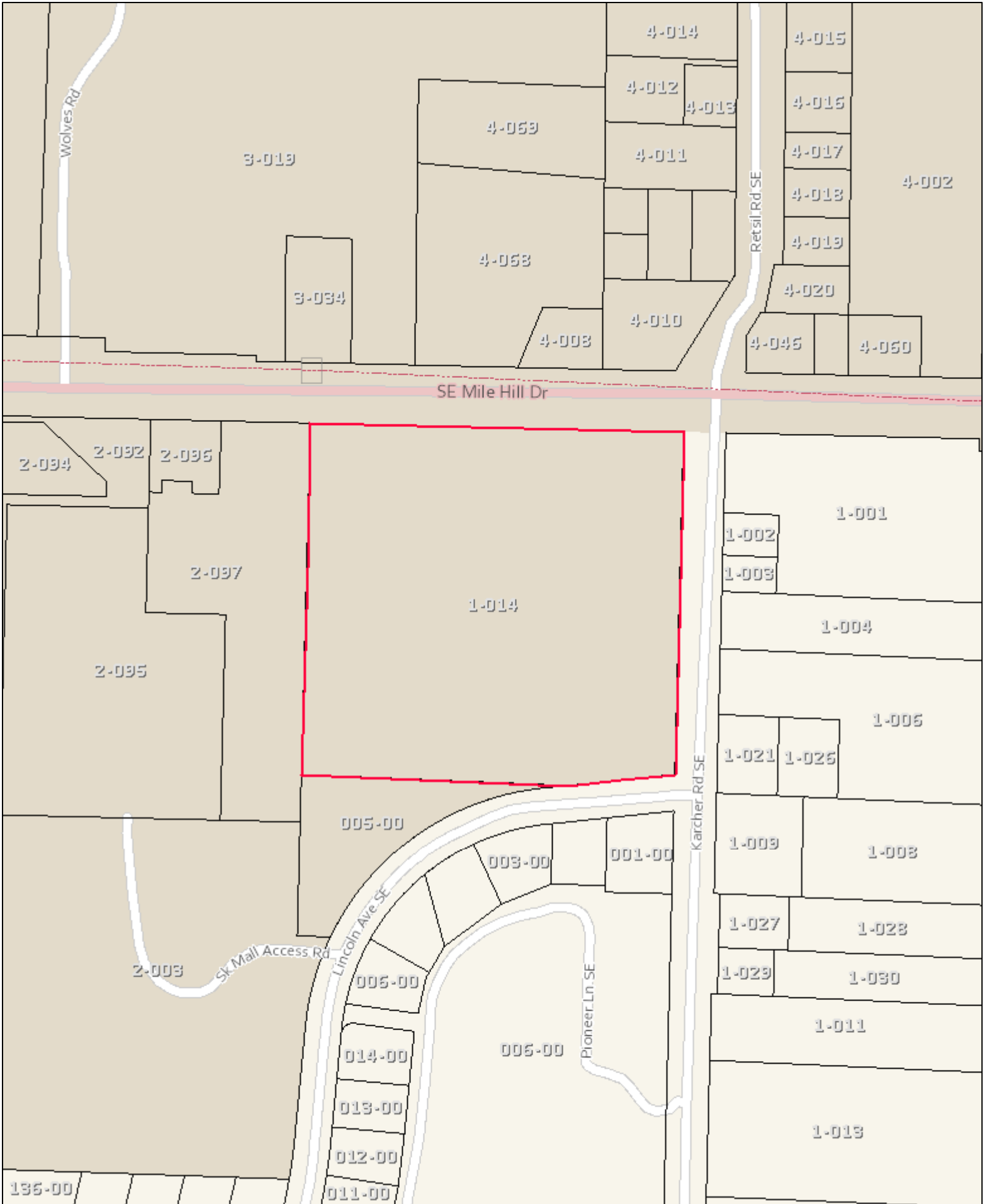
Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet
Parcel No: 362401-2-041-2002 TaxPayer: CORP OF CATHOLIC ARCHBISHOP Site Address: 1150 MITCHELL AVE

Kitsap Co. Parcel Search Application



No. 6 - Armory Building



Comments

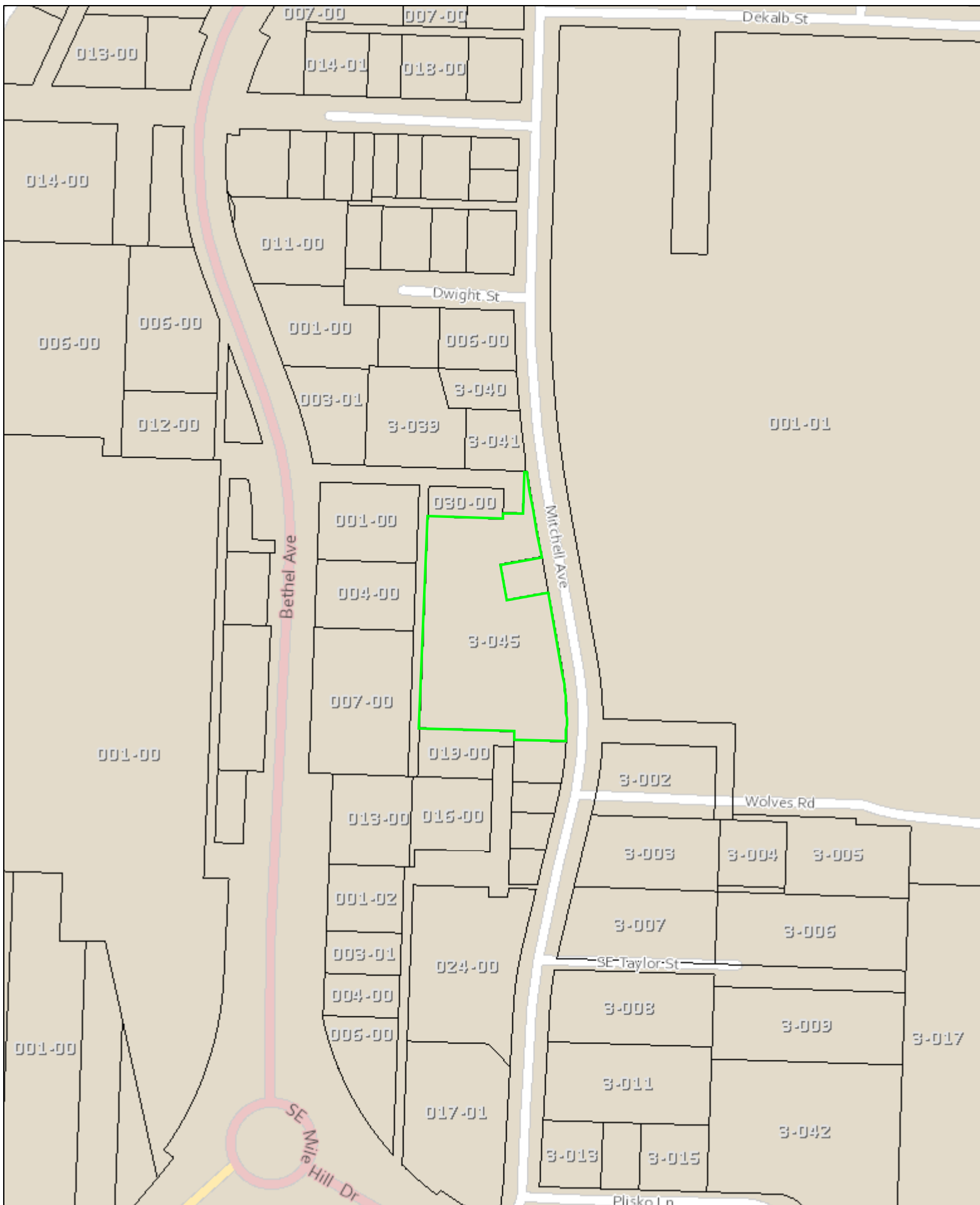
** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet
Parcel No: 362401-1-014-2007 TaxPayer: STATE AGENCY LANDS Site Address: MULTIPLE ADDRESSES ON FILE
Page 68 of 108

Kitsap Co. Parcel Search Application



Printed January 6, 2020

No. 7 - City Property



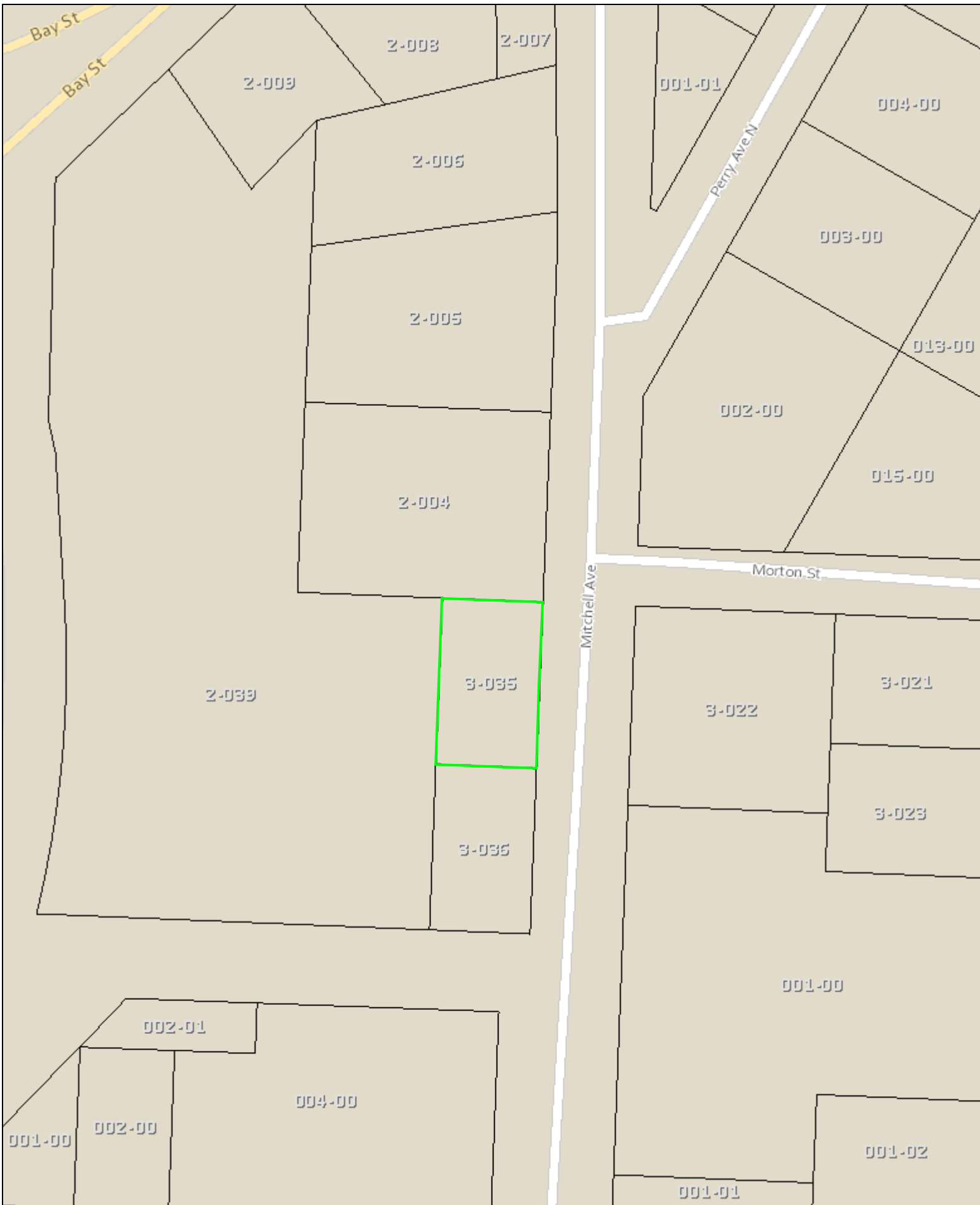
Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet
Parcel No: 252401-3-045-2009 TaxPayer: CITY OF PORT ORCHARD Site Address: NO ADDRESS FOUND
Page 69 of 108

Kitsap Co. Parcel Search Application



No. 8 - Mitchell Park



Comments

Parcel No: 252401-3-035-2001 TaxPayer: MITCHELL PARK Site Address: NO ADDRESS FOUND

** This map is not a substitute for field survey **

Map Scale: 1 inch = 60 feet



No. 9 - United Methodist Church



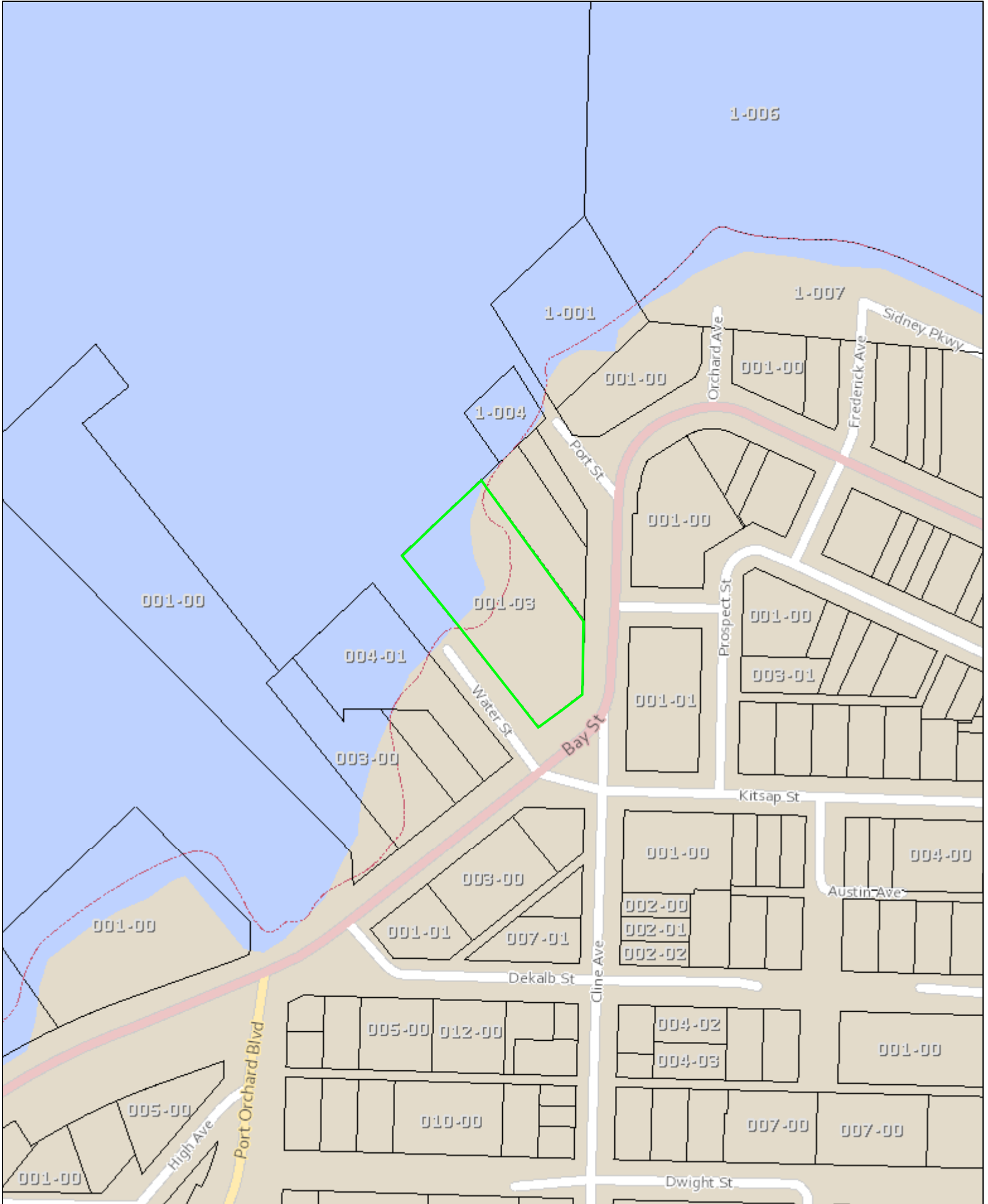
Comments

Parcel No: 4650-015-014-0007 TaxPayer: UNITED METHODIST CHURCH OF Site Address: NO ADDRESS FOUND

** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet



No. 10 - Port Warehouse Property



Comments

Parcel No: 4055-010-001-0301 TaxPayer: PORT OF BREMERTON Site Address: 551 BAY ST

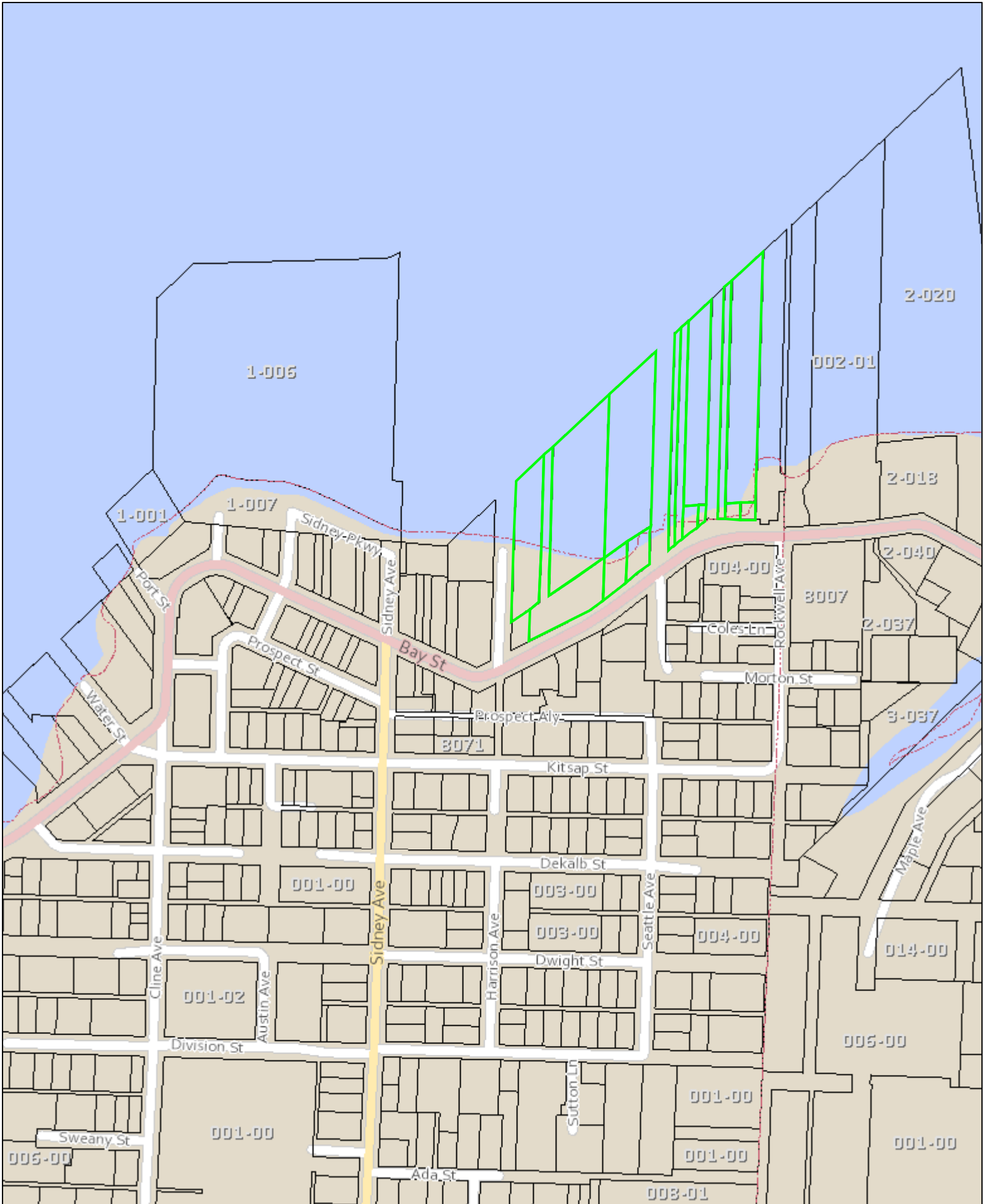
** This map is not a substitute for field survey **

Map Scale: 1 inch = 200 feet

Kitsap Co. Parcel Search Application



No. 11 - Waterfront Park



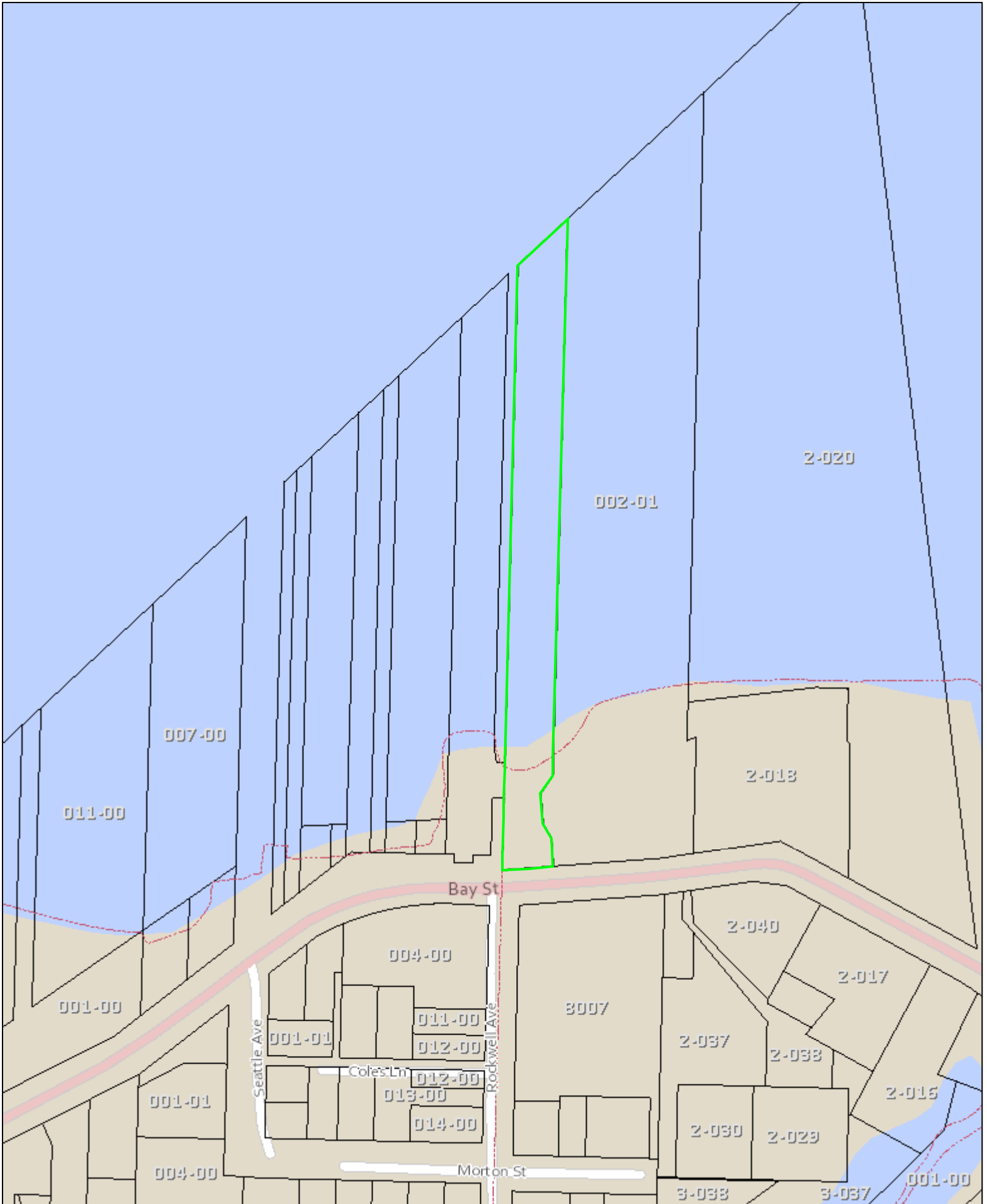
Comments

Parcel No: 4053-015-008-0008 TaxPayer: PORT OF BREMERTON Site Address: NO ADDRESS FOUND
** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet
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Kitsap Co. Parcel Search Application



No. 12 - Rockwell Park



Comments

Parcel No: 4063-001-001-0201 TaxPayer: CITY OF PORT ORCHARD Site Address: 1101 BAY ST

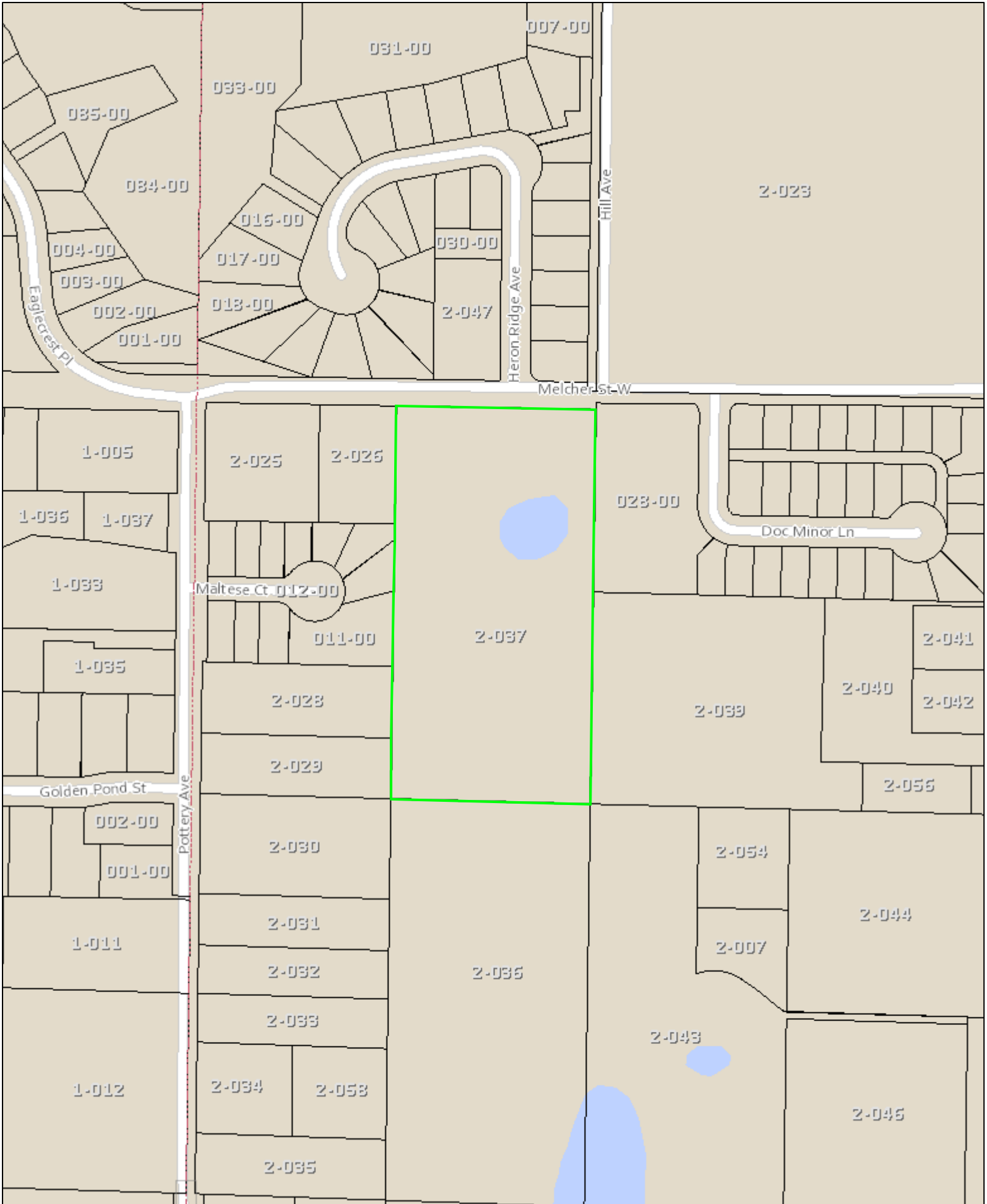
** This map is not a substitute for field survey **

Map Scale: 1 inch = 200 feet

Kitsap Co. Parcel Search Application



No. 12 - Laureen Walton Property



Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 200 feet
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Kitsap Co. Parcel Search Application



Printed January 6, 2020

Parcel No: 352401-2-037-2009 TaxPayer: WALTON LAUREEN E Site Address: 240 MELCHER ST W

No. 14 - Kitsap County General Store



Comments

Parcel No: 4064-000-001-0004 TaxPayer: KITSAP COUNTY GENERAL. Site Address: 717 SIDNEY AVE

** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet



No. 15 - Christine Stansberry Property



Comments

Parcel No: 262401 4-023-2002 TaxPayer: STANSBERRY CHRISTINE Site Address: 812 ADA ST

** This map is not a substitute for field survey **

Map Scale: 1 inch = 100 feet

Kitsap Co. Parcel Search Application



No. 16 - Shahbaz/Naftchi Property



Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet
 Parcel No: 4064-000-002-0003 TaxPayer: NAFTCHI SHAHBAZ & ELIZABETH Site Address: 719 SIDNEY AVE
 Page 78 of 108

Kitsap Co. Parcel Search Application



No. 17 - Hillside Professional Building



Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 100 feet
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Kitsap Co. Parcel Search Application



Parcel No: 4650-001-011-0109 TaxPayer: PORT ORCHARD DEV LLC Site Address: 569 DIVISION ST

Printed January 6, 2020

2020 City-Sponsored Text Amendments – Narrative

With the 2020 Comprehensive Plan amendments, the City proposes the following amendments to text portions of the Plan:

- Land Use Element. The City proposes to replace the existing Table 1 of the Land Use Element in the Comprehensive Plan with an expanded table that addresses the range of possible maximum densities that are likely to develop in each zone, and the anticipated development density in each zone for purposes of informing the County's Buildable Lands Report. This additional information will be used for the 2024 Comprehensive Plan update and subsequent updates.
- Utilities Element. City staff have gained supplementary information on the sewer facilities required to adequately serve the Sidney/Sedgwick area (formerly known as the Joint Planning Area or JPA), and have identified additional necessary sewer projects. These are identified as Projects 5A, 5B, 5C, and 5D, and are intended to replace project 5 in the Sewer System Capital Improvement Plan list (Table 7-2 of the Utilities Element). The City Public Works Department is also in the process of updating the Water Comprehensive Plan. In anticipation of that plan's adoption, staff has prepared a Water System Capital Improvement Plan list which updates Table 7-2 of the Utilities Element.
- Transportation Element. The existing Street Standard Classification Map in the Transportation Element will be replaced by an updated map, consistent with the most recent street standards as adopted by the City's Public Works Department.
- 6-Year Transportation Improvement Program (TIP). Each year, the City is required by law to adopt an update to its 6-Year TIP. The update for 2020 will extend 6-year funded projects on the TIP to 2021-2026. The 6-Year TIP is not part of the Comprehensive Plan, but is adopted into the Plan by reference (see below).
- Appendix B (Plans Adopted by Reference). Appendix B of the Comprehensive Plan provides a list of related planning and policy documents that are adopted into the Plan by reference. The updates to the TIP (both 6-year and 20-year) have been updated on Appendix B.

2020 REVISION TO COMPREHENSIVE PLAN LAND USE ELEMENT, TABLE ONE (LAND USE DESIGNATIONS)

Existing Table 1	
Land Use Designations Uses	Uses
Open Space / Conservation	Protection of critical areas, habitat management areas, greenbelts and designated open space to allow low density residential development.
Low Density Residential	Single-family detached housing
Medium Density Residential	Single-family detached and attached housing, apartment buildings
High Density Residential	Single Family Attached Housing, Apartment Buildings
Public and Community Spaces	Government services, utilities, parks, schools and related community facilities
Commercial	Retail, office, mixed-use commercial/residential, and professional services
Urban Industrial	Manufacturing and assembly, bulk storage and warehousing, transfer and trucking services.

Proposed Table 1				
Land Use Designations Uses	Uses	Corresponding Zoning	Range of Possible Maximum Residential Densities	Anticipated Residential Development Density for Buildable Lands Purposes.
Greenbelt	Protection of critical areas, habitat management areas, greenbelts and designated open space to allow low density residential development.	Greenbelt (GB)		.5 dwelling units per net acre
Low Density Residential	Single-family detached housing	Residential 1 (R1)	7.26-9.8	7 Units Per Acre
Medium Density Residential	Single-family detached and attached housing, apartment buildings	Residential 1 (R1)	7.9-9.8	7 Units Per Acre
		Residential 2 (R2)	9.8-21.7	10 Units Per Acre
		Residential 3 (R3)	9.8-26	16 Units Per Acre
		Residential 6 (R6)	9.8-17.4	8 Units Per Acre
High Density Residential	Single Family Attached Housing, Apartment Buildings	Residential 4 (R4), Residential 5 (R5)	9.8-44	24 Units Per Acre
Civic and Open Space	Government services, utilities, parks, schools and related community facilities	Civic and Institutional (CI)	NA	NA
		Parks and Recreation (PR)	NA	NA
		Public Facilities (PF)	NA	NA
Commercial	Retail, office, mixed-use commercial/residential, and professional services	Residential Mixed Use (RMU)	8-54	16 Units Per Acre
		Neighborhood Mixed Use (NMU)	9.8-54	16 Units Per Acre
		Business Professional Mixed Use (BPMU)	14.5-45	8 Units Per Acre
		Commercial Mixed Use (CMU)	17-26	16 Units Per Acre
		Downtown Mixed Use (DMU)	0-44	24 Units Per Acre
		Gateway Mixed Use (GMU)	0-54	20 Units Per Acre
		Commercial Corridor (CC)	0-44	4 Units Per Acre
		Commercial Heavy (CH)	NA	NA
		Industrial Flex (IF)	0-45	4 Units Per Acre
Urban Industrial	Manufacturing and assembly, bulk storage and warehousing, transfer and trucking services.	Light Industrial (LI)	NA	NA
		Heavy Industrial (HI)	NA	NA

¹This is non-binding except as it relates to assumptions for future growth in the Kitsap County Buildable Lands analysis.

City of Port Orchard			
Sewer System Capital Improvement Plan			
Project	Description	Cost Estimate	Financing
1	Marina Pump Station	6,000,000	connection charges/rates
2	Bay Street Pump Station	1,300,000	connection charges/rates
3	McCormick Pump Station 2	3,200,000	connection charges
4	Eagle Crest Generator Set	300,000	rates
5	Albertson's Pump Station Upgrade		
5A	Bravo Terrace Lift Station and Force Main	5,000,000	connection charges
5B	South Sidney Lift Station	1,500,000	connection charges
5C	North Sidney Lift Station	1,500,000	connection charges
5D	Sidney 2nd Force Main	1,537,500	connection charges
6	McCormick Woods Pump Station 3	1,000,000	developer
Total CIP		21,337,500	

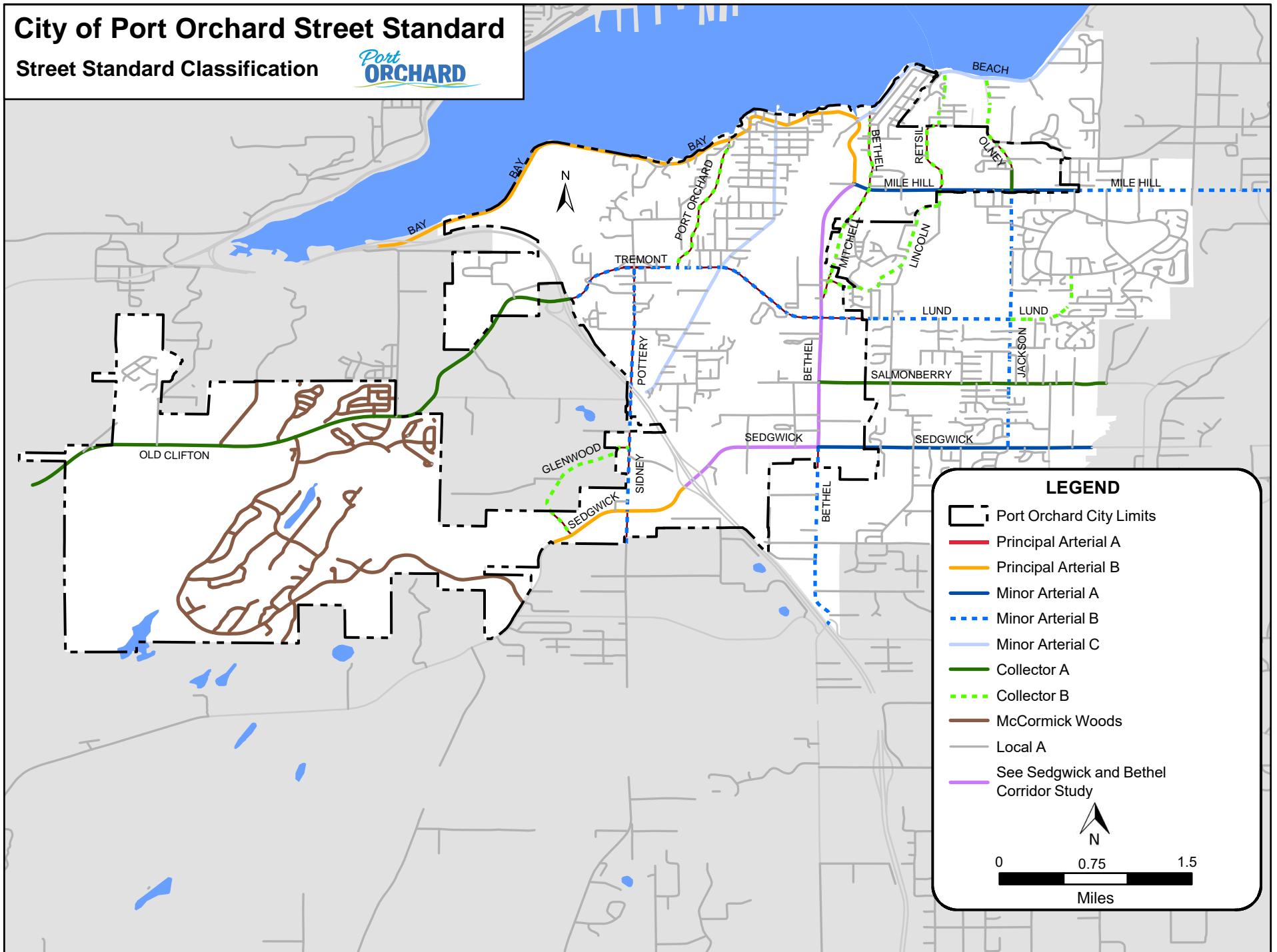
* Update of Table 7-1 of the City Comprehensive Plan

City of Port Orchard			
Water System Capital Improvement Plan			
Project	Description	Cost Estimate	Financing
1	580 Zone Storage	1,000,000	developer
2A	Well 13 Development & Treatment	6,000,000	connection charges/rates
2B	Maple Street T & D Main		
2C	390 to 260 Zone PRVs		
3	Well 11 Development & Treatment	6,000,000	connection charges
4	580 Zone Transmission & Distribution Main	945,000	developer
5	390 Zone Storage	3,000,000	connection charges/rates
6	Telemetry Upgrades	100,000	connection charges/rates
7	390 to 580 Zone Booster Station (Old Clifton)	525,000	connection charges/rates
8	390 to 580 Zone Transmission Main (Old Clifton)	1,325,000	conn. charge/rates
9	Well 12 Development & Treatment	6,000,000	connection charges
10	Melcher Pump Station Upgrade	500,000	rates
11	PRV Improvements per Hydraulic Model	350,000	connection charges/rates
12	390 to 580 Zone Booster Station (Glenwood)	525,000	developer
13	390 to 580 Zone Transmission Main (Glenwood)	2,750,000	developer
14	580 to 660 Zone Booster Station	500,000	developer
15	660 Zone Storage	1,000,000	developer
16	Well 7 Treatment/Pump Station Upgrades	500,000	rates
17	Main Replacements per Hydraulic Model	2,000,000	rates
18	Feasibility Study for Consolidation and Fluoridation	50,000	rates
19	Risk and Resiliency Study for AWIA	50,000	rates
20	Annual Main Replacement Program	500,000	rates
21	Annual Valve Replacement Program	80,000	rates
22	Annual Hydrant Replacement Program	50,000	rates
23	Foster Pilot Mitigation Projects	1,000,000	connection charges/rates
24	390 Reservoir Booster Station	600,000	connection charges
25	Well 10 Rehab, Activation, and Water Main	3,092,000	connection charges
Total CIP		38,442,000	

* Update of Table 7-2 of the City Comprehensive Plan

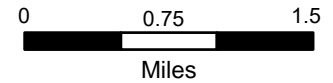
City of Port Orchard Street Standard

Street Standard Classification



LEGEND

- Port Orchard City Limits
- Principal Arterial A
- Principal Arterial B
- Minor Arterial A
- Minor Arterial B
- Minor Arterial C
- Collector A
- Collector B
- McCormick Woods
- Local A
- See Sedgwick and Bethel Corridor Study



**City of Port Orchard Six-Year Transportation Improvement Program
For 2020-2025 TIER 1 (Reasonably Constrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	Spent Prior to 2019	2019	Future Expenditures	2020	2021	2022	2023	2024	2025	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds
Capital Projects																					
1.1	Tremont St Widen./SR16 - Port Orchard Blvd. CN Phase	Tremont Street: SR16 to Port Orchard Blvd.	0.67	9,300,000	7,000,000	2,300,000	0	0	0	0	0	0	0	2017	S	CN	STP(U)	2,980,000	TIB,LP	10,000,000	6,300,000
	Widen Tremont from two travel lanes to four travel lanes with; median, sidewalks, bike lanes, street lighting, Schedule 74 Undergrounding, (2) roundabouts and stormwater improvements.			10,000,000	7,000,000	3,000,000	0	0	0	0	0	0	0	2017	P	CN					
1.2	Bay Street Ped. Pathway ROW Phase	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	2,220,000	1,140,000	0	1,080,000	540,000	540,000	0	0	0	0	2013	S	ROW	STP(U)	1,923,590		0	300,212
	Add 14-ft Multi-Modal (bikes & pedestrians) waterfront pathway & cantilevered retaining wall following historic Mosquito Fleet trail and pedestrian bridge across Black Jack Creek.			575,000		75,000	500,000	250,000	250,000	0	0	0	0	2018	P	ROW				0	581,000
1.3	Bethel/Sedgwick Corridor Phase 1 - Design	Bethel Road: Salmonberry to Blueberry. Ramsey Road: Salmonberry to Sedgwick	0.75	800,000	0	0	800,000	0	400,000	400,000	0	0	0	2021	P	PE		0		0	800,000
	Design of the first phase of the street improvements on Bethel Road per the Bethel/Sedgwick Corridor Plan (2018). Includes improvements to Ramsey Road for detour.																				
1.4	Anderson Hill/Old Clifton Rd Intersection Improvements	Old Clifton Road / Anderson Hill Intersection	0	200,000	200,000	0	0	0	0	0	0	0	0	2016	S	PE		0		0	200,000
	Intersection Improvements (roundabout) as identified in the McCormick Urban Village Trans Plan and partially funded by Bayside Mit Funds.			2,150,000	0	0	2,150,000	0	1,075,000	1,075,000	0	0	0	2020	P	CN		0	TIB	1,625,000	525,000
1.5A	Old Clifton Rd Design - 60%	Old Clifton Road: Feigley to McCormick Woods Drive	0.75	250,000	0	0	250,000	0	125,000	125,000	0	0	0	2021	P	PE		0		0	250,000
	Roadway Improvements identified in the McCormick Urban Village Trans Plan. Design to 60% level.																				
1.5B	Old Clifton Rd Design - Feigley Intersection - 60%	Old Clifton Road / Feigley Intersection	0	200,000	0	0	200,000	0	200,000	0	0	0	0	2021	P	PE		0		0	200,000
	Intersection Improvements (roundabout) identified in the McCormick Urban Village Trans Plan. Design to 60% level.																				
1.5C	Old Clifton Rd - Campus Parkway Intersection - 60%	Old Clifton Road / Campus Parkway Intersection	0	200,000	0	0	200,000	0	200,000	0	0	0	0	2021	P	PE		0		0	200,000
	Intersection Improvements (roundabout) identified in the McCormick Urban Village Trans Plan. Design to 60% level.																				
1.6	Bay Street Pedestrian Pathway Construction		1.2	650,000	530,000	120,000	0	0	0	0	0	0	0	2018	S	CN		0	0	530,000	120,000
	The CN phase for the 14-ft Multi-Modal (bike & ped) waterfront pathway/cantilevered retaining wall following the historic Mosquito Fleet trail. Includes the demolition/removal of (5) overwater structures. Includes Seg #3 Ad Ready Doc Prep.			3,000,000	0	0	3,000,000	0	1,500,000	1,500,000	0	0	0	2021	S	CN		0	Other	3,000,000	0
1.7	Vallair Ct Connector	Bethel Road / Walmart Drive Intersection	0.25	1,000,000	0	0	1,000,000	0	0	1,000,000	0	0	0	2022	P	PE & ROW		0		0	1,000,000
	Road extension and intersection improvements previously included in the Bethel Road Corridor ROW & Construction project.			1,000,000	0	0	1,000,000	0	0	0	1,000,000	0	0	2023	P	CN		0		0	1,000,000
1.8	Bay Street Pedestrian Pathway West	Port Orchard Blvd and Bay St: Tremont to Foot Ferry	1.5	566,474	0	0	566,474	0	0	566,474	0	0	0	2022	P	PL		490,000		0	76,474
	Situational study																				
Total Capital Projects				32,111,474	15,870,000	5,495,000	10,746,474	790,000	4,290,000	4,666,474	1,000,000	0	0					5,393,590		15,155,000	11,552,686
Maintenance Projects																					
1.10	Annual Pavement Maintenance			510,000	0	0	510,000	110,000	100,000	100,000	100,000	100,000	0	2020	S	CN					510,000
	Includes patching, crack-sealing, striping, and other activities																				
1.11 *	Annual Sidewalk & ADA Upgrade Program			810,000	0	0	810,000	90,000	180,000	180,000	180,000	180,000	0	2020	S	CN					810,000
	Repair and replace concrete sidewalks and curb ramps as identified in the program																				
1.12 **	Annual Pavement Management System Paving Projects			2,180,000	0	0	2,180,000	180,000	500,000	500,000	500,000	500,000	0	2020	S	CN					2,180,000
	Pavement replacement projects as identified in the pavement management system program																				
1.13	Tremont Overlay	Tremont St: Port Orchard Blvd to Lund bridge	0.5	500,000	0	0	500,000	0	500,000	0	0	0	0	2021	P	PE,CN					500,000
	Pavement resurfacing to complete the surfacing of Tremont from SR-16 to the eastern city limits																				
Total Maintenance Projects				4,000,000	0	0	4,000,000	380,000	1,280,000	780,000	780,000	780,000	0					0		0	4,000,000

* Per 2016 ADA transition plan: \$180,000 annually over 20 years to comply on arterial streets.

** Per 2016 Pavement Management Analysis Report: \$1.45 million annually to maintain network condition (PCI of 70), \$500k to keep network PCI above 65 after 5 years.

**City of Port Orchard Transportation Improvement Program (TIP)
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name		Total Project Length	Total Est. Cost		Phase Start Year	Funding Status	Phase	Federal Fund		State Fund		Local Funds	
		Begin Termini	End Termini		2026-2031	2032-2039				Fund Code	Federal Funds	Fund Code	Federal Funds		
Capital Projects															
2.01	Sidney Avenue (North of SR 16 Overpass) The design, permitting, right-of-way acquisition and construction for this project with bike lanes, storm drainage and sidewalks. (COMPLETE STREET)	Tremont Street to		1	3,750,000	3,750,000	2026	P	PE/RW	STP(U)	0	0	0	3,750,000	
		Fireweed			6,750,000	6,750,000		2028	P	CN	STP(U)	0	0	0	6,750,000
2.02	Sedgwick Road West - Design, Permitting & ROW The design, permitting and right-of-way acquisition phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to		0.4	462,428	462,428	2026	P	PE	STP(U)	400,000	0	0	62,428	
		Sidney Avenue			693,642	693,642		2028	P	RW	STP(U)	600,000	0	0	93,642
2.03	Sedgwick Road West - Construction The construction phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to Sidney Avenue		0.4	3,468,208	3,468,208	2028	P	CN	STP(U)	3,000,000	0	0	468,208	
2.04A	Bethel/Sedgwick Corridor Phase 1 - and Construction ROW acquisition and construction of the first phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018). Includes improvements to Ramsey Road for detour.	Bethel Road: Salmonberry to		0.75	2,056,000	2,056,000	2026	P	RW		0	0	0	2,056,000	
		Blueberry. Ramsey Road: Salmonberry to			9,124,000	9,124,000	2027	P	CN		0	9,124,000	0	0	
		Sedgwick													
2.04B	Bethel/Sedgwick Corridor Phase 2 - Design, ROW and Construction Design, ROW acquisition and construction of the second phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).	Sedgwick Road: SR-16 interchange to Bethel		0.7	1,110,000	1,110,000	2027	P	PE		0	0	0	1,110,000	
					2,802,000	2,802,000	2028	P	RW		0	0	0	2,802,000	
					12,757,000	12,757,000	2029	P	CN		0	12,757,000	0	0	
2.04C	Bethel/Sedgwick Corridor Phase 3 - Design, ROW and Construction Design, ROW acquisition and construction of the third phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).	Bethel Road: Blueberry to Sedgwick		0.25	422,000	422,000	2028	P	PE		0	0	0	422,000	
					541,000	541,000	2029	P	RW		0	0	0	541,000	
					4,859,000	4,859,000	2030	P	CN		0	4,859,000	0	0	
2.04D	Bethel/Sedgwick Corridor Phase 4 - Design, ROW and Construction Design, ROW acquisition and construction of the fourth phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).	Bethel Road: Lund to Salmonberry		0.5	616,000	0	2032	P	PE		0	0	0	616,000	
					1,041,000	0	1,041,000	2033	P	RW		0	0	0	1,041,000
					7,087,000	0	7,087,000	2034	P	CN		0	7,087,000	0	0
2.04E	Bethel/Sedgwick Corridor Phase 5 - Design, ROW and Construction Design, ROW acquisition and construction of the fifth phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).	Bethel Road: Mile Hill Drive to Lund		1.1	720,000	0	2035	P	PE		0	0	0	720,000	
					1,532,000	0	1,532,000	2036	P	RW		0	0	0	1,532,000
					8,283,000	0	8,283,000	2037	P	CN		0	8,283,000	0	0

**City of Port Orchard Transportation Improvement Program (TIP)
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost		Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds				
				2026-2031	2032-2039													
2.05	Sidney Road SW Widening Sidney Avenue is currently two lanes wide, it needs to be widened to three lanes (additional TWTL) including bike lanes, sidewalks, traffic calming, and stormwater system improvements. (COMPLETE STREET).	Sidney Road SW: SR 16 Overpass to Sedgwick Road	0.95	500,000	500,000	2027	P	PE	STP(U)	0	TIB	0	0	500,000				
				5,761,850	5,761,850		0			2028		P	CN	3,600,000	0	1,600,000	561,850	
2.06	Pottery Avenue Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Pottery Avenue: Tremont Place to Melcher Street	0.22	1,600,000	1,600,000	2029	P	ALL		0		0	0	1,600,000				
2.07	Old Clifton Rd Shoulder & Pedestrian Improvements Design and construction of shoulder widening, street lighting, watermain extension and grade-separated Pedestrian Path as identified in the McCormick Urban Village Trans Plan.	Old Clifton Road: SR 16 Overpass to Westerly City Limits	2.11	2,000,000	2,000,000	2031	P	ALL		0		0	0	2,000,000				
2.08	Old Clifton Rd & McCormick Woods Drive Intersection Design and construction of intersecion (roundabout) improvements including street lighting, as identified in the McCormick Urban Village Trans Plan.	Old Clifton Rd/ McCormick Woods Dr. Intersection	0	250,000	0	2032	P	PE		0		0	0	250,000				
				750,000	0		750,000			2033		P	CN	0	0	750,000		
2.09	Melcher Street Widening Melcher Street West is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Melcher Street: Pottery Avenue to Sherman Avenue	0.4	600,000	0	2032	P	ALL		0		0	0	750,000				
2.10	Fireweed Road Widening Fireweed is currently a narrow two lane road. The reconstruction would widen the road to allow for safe travel lanes, bike lanes, sidewalks and a stormwater system.	Fireweed Road: Sidney Avenue to South Flower Avenue	0.25	375,000	0	2035	P	ALL		0		0	0	750,000				
2.11	Sedgwick Road West to Glenwood Complete Street improvements within city limits, associated with SKIA access from SW Lake Flora Road.	Sedgwick West: SR-16 to Glenwood Road.	0.77	15,000,000	0	2037	P	ALL		0		0	0	15,000,000				
2.12	Sherman Avenue Widening Sherman Avenue is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Sherman Avenue: Fireweed Road to Terminus at SR 16	0.35	525,000	0	2032	P	ALL		0		0	0	750,000				
2.13	Tremont St Widening - Port Orchard Blvd (Ph. 2) Construct roundabouts at Tremont Street/PO Blvd. and Bay Street (SR166)/PO Blvd. and curb, gutter, bike lanes, sidewalks, street lighting, storm drainage and Schedule 74 Undergrounding.	Port Orchard Blvd. Tremont Street to Bay Street (SR166)	1.1	809,250	0	2033	P	PE	STP(U)	700,000		0	0	109,250				
				520,231	0		520,231			2035		P	RW	STP(U)	450,000	0	0	70,231
				7,225,434	0		7,225,434			2037		P	CN	STP(U)	6,250,000	0	0	975,434
2.14	Pottery Avenue Widening Tremont to SR16 Pottery is currently a two-lane road, it needs to be widened to a four-lane road, with sidewalks, traffic calming and upgrades to the stormwater system.	Pottery Avenue Tremont Street SR 16 Overpass	0.95	500,000	500,000	2026	P	PE	STP(U)	432,500		0	0	67,500				
				750,000	750,000		0			2027		P	RW	STP(U)	648,750	0	0	101,250
				2,950,000	2,950,000		0			2028		P	CN	STP(U)	2,292,250	0	0	657,750

**City of Port Orchard Transportation Improvement Program (TIP)
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	2026-2031	2032-2039	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds
2.15	Old Clifton Berry Lake Road Intersection Intersection Improvement by Kitsap County		0	0	0	0					0		0	0	0
	Ramsey Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Salmonberry Road	0.5	2,500,000	0	2,500,000	2034	P	ALL		0		0	0	0
2.16	Blueberry Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Geiger Road to Bethel Road	0.4	600,000	0	600,000	2032	P	ALL		0		0	0	0
2.17	Geiger Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Blueberry Road	0.25	375,000	0	375,000	2032	P	ALL		0		0	0	0
2.18	Salmonberry Road Widening Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Ramsey Road to Bethel Road	0.15	225,000	0	225,000	2032	P	ALL		0		0	0	0
2.19	New Collector Construct road north of and parallel to Sedgwick Road with two travel lanes, bike lanes, sidewalks and stormwater system improvements.	Geiger Road to Ramsey Road	0.25	375,000	0	375,000	2034	P	ALL		0		0	0	0
Total Tier 2 Capital Projects				112,266,043	62,857,128	49,408,915					18,373,500		42,110,000	1,600,000	46,857,543
Maintenance Project															
2.20	Cline Avenue Repairs Replace sidewalk and parking strip.	Cline Avenue: Kitsap Street to Dwight Street	0.13	200,000	0	0		P	ALL						200,000
Total Tier 2 Maintenance Projects				200,000	0	0					0		0	0	200,000

Appendix B: Plans Adopted by Reference

PLAN OR DOCUMENT
South Kitsap School District 2014-2019 Capital Facilities Plan
West Sound Utility District / Joint Wastewater Treatment Facility 2009 Capital Facilities Plan
West Sound Utility District 2007 Sewer Plan
West Sound Utility District 2013 Water Plan
Kitsap County 2003 South Kitsap UGA/ULID#6 Sub-Area Plan & EIS
Kitsap County 2012 Port Orchard/South Kitsap Sub-Area Plan
2016 Kitsap County Comprehensive Plan 10-Year Update
City of Port Orchard 1987 Blackjack Creek Comprehensive Management Plan
City of Port Orchard 1994 Ross Creek Comprehensive Management Plan
City of Port Orchard 2005 Economic Development Plan
City of Port Orchard 2010 McCormick Village Park Plan
City of Port Orchard 2012 Shoreline Master Program
City of Port Orchard 2013 Public Art Program
City of Port Orchard 2014 – 2020 Capital Facilities Plan
City of Port Orchard 2015 Water System Plan
City of Port Orchard 2015 Comprehensive Sanitary Sewer Plan Update
City of Port Orchard 2016 Transportation Plan Update
City of Port Orchard 2016 Comprehensive Parks Plan
City of Port Orchard 2016 Transportation Impact Fee Project List
City of Port Orchard 2020-2025/2026-2039 <u>2021-2026/2027-2040</u> – 6 Year/20 Year Transportation Improvement Plan
City of Port Orchard Bethel/Sedgwick Corridor Plan and Appendices A-F

JAN 31 2020

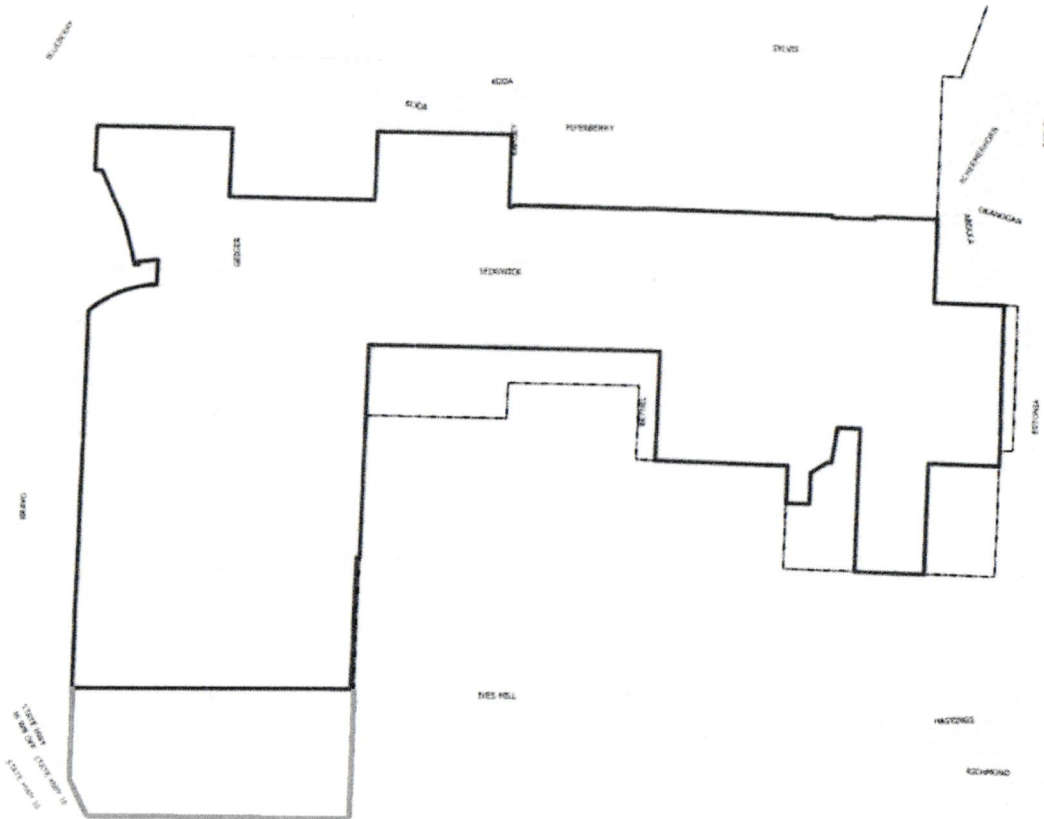
Project Narrative

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

Sedgwick Bethel KATS 2/14/20

*KATS
2/14/20*

The proposed text amendment would increase the ~~Bethel~~ ^{*161 acres*} ~~Lund~~ ^{*161 acres*} Countywide Center area from "114 acres" to "134 acres". The current southern boundary of this Center bisects (does not follow our parcel lines) two 20 acre parcels. The proposed addition of the southern half (two 10 acre sections, total of 20 additional acres) of our properties would allow the entirety of our future multi family project to be included within the ~~Bethel~~ ^{*Sedgwick Bethel*} ~~Lund~~ Countywide Center. The purple line in the drawing below shows the current boundary and the change in text from "114 ^{*141*} acres" to "134 ^{*161*} acres" would allow the boundary to follow our parcel lines, which is shown in orange below. *KATS 2/14/20*



LU20-CPA TEXT-02



CITY OF PORT ORCHARD

Permit Center

Office located at 720 Prospect Street
Mailing address: 216 Prospect Street
Port Orchard, WA 98366
(360) 874-5533 • permitcenter@cityofportorchard.us

RECEIVED
PERMIT CENTER

JAN 31 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

COMPREHENSIVE PLAN AMENDMENT

FEES:	Comp Plan Map Amendment: <i>(with or without Rezone)</i>	\$1,875.00
	Comp Plan Text Amendment:	\$500.00
	Technology fee:	\$10.00
	SEPA Review:	\$300.00
	Public Notice sign fee* <i>(each)</i> :	\$40.20
	Fire District Review fee:	\$250.00
	Total Due with Submittal:	\$ 760.00

STAFF USE ONLY	
Received by:	_____
Receipt #:	_____
File #:	LU20-CPA TEXT-01

*Public Notice sign fee only required for Map Amendment

INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

TYPE OF COMPREHENSIVE PLAN AMENDMENT: *(Check the box that applies)*

For a Comprehensive Plan Text Amendment: *(Complete information below)*

This proposed amendment is for Comprehensive Plan section: 2.7.5.76 *KAS 2/14/20*

Provide a brief description of your proposal: In the second to last sentence, change "114 acres" to "134 acres".

141 acres 161 acres

*KAS
2/14/20*

For a Comprehensive Plan Map Amendment: *(select)* **with Rezone** **without Rezone**
(Complete information below)

General location of property and/or address: _____

Location: Section(s) _____ Township _____ Range _____

Current Zoning: _____ Proposed Zoning: _____

Current Comp Plan Designation: _____ Proposed Comp Plan Designation: _____

Proposed Use of the Property: _____

Submittal requirements are listed on page 2.

RECEIVED
PERMIT CENTER

JAN 31 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

SUBMITTAL REQUIREMENTS

This application shall include the following, unless specifically waived by DCD:
(Check the box for each item included with this application)

- THE MASTER PERMIT APPLICATION FORM** with original signature(s).
One Master covers all applications that are included with this submittal. No additional copies are required.
- SEVEN** copies of the completed Comprehensive Plan Amendment application form: This includes the original plus six (6) copies.
- SEVEN** copies of the letter sent by DCD after the Pre-Application meeting, if there was one.
- SEVEN** copies of a project narrative with a detailed explanation of why the proposed text or map amendment is necessary and/or desirable for the community, and how, if a map amendment, the proposed use fits in with the uses permitted in the surrounding zone. The narrative must include a statement addressing the decision criteria listed in POMC 20.04.040(2), as applicable to either a text or map amendment.
- A SEPA Checklist Submittal:** *(use Form 012 for complete submittal requirements.)*
- A SEPA Checklist Supplemental Sheet D Submittal:** *(use Form 013 for complete submittal requirements).*
- ONE Electronic copy** of all submitted documents, in high resolution Adobe PDF format, including the items listed below, as applicable. The decision criteria statement for either a text amendment or a map amendment must be in Microsoft Word format.

If application is for a Map Amendment, also include:

- SEVEN plan sets total:**
THREE sets: 18" x 24" or larger, and **FOUR sets:** 11" x 17", with north arrow and map scale, showing:
 - Existing natural features, including critical areas and buffers.
 - Existing and proposed grades.
 - Existing and proposed uses and improvements, including utilities, easements, structures, access and parking.
- SEVEN copies** of a vicinity map, 8 1/2" x 11" or larger, with site clearly marked, shown in relation to the nearest major streets, roads and waterways in the area, and identifying the zoning of the surrounding property.
- SEVEN copies** of complete legal description of the property, including tax parcel number(s).
- SEVEN copies** of a list of other permits that are or may be required for development of the property (issued by the City or by other government agencies), insofar as they are known to the applicant.
- To verify water and sewer availability and transportation capacity, submit one of the following options: *(Check the box that applies to your project and include the documentation with this submittal)*
 - 1.** Capacity Reservation Certificate (CRC) application for Water, Sewer and Transportation.
Use CRC Application form for submittal requirements.
 - 2.** Water and/or Sewer availability letters issued by the appropriate Utility District, or Building Clearance Approval from the Health District and # 1. above for Transportation.

Other documentation may be required in addition to what is listed above.

JAN 31 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT



CITY OF PORT ORCHARD
Permit Center

MASTER PERMIT APPLICATION FORM

For Title 20 permit types. Check the boxes on page 2 for all permits applied for at this time.

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED

1. PROJECT INFORMATION:	
Project Name: Glenmora Apartments	Parcel Size: 43.9 Acres
Site Address/ Location: 5074 Geiger Rd, Port Orchard, WA 98367	
Tax Parcel Number(s): 112301-1-023-20-06, 4800-000-024-01-05, & 4800-000-025-00-05	
Existing Use of Property: Vacant Land	
Project Description / Scope of Work: 320+/- unit garden-style apartment complex.	
List any permits or decisions previously obtained for this project: None	
Is your project served by public water and/or public sanitary sewer systems? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes: Sewer Provider: City of Port Orchard Water Provider: City of Port Orchard If no: Kitsap Public Health District approval documentation must be submitted with this application.	
Is the project within the floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project within 200' of the shoreline? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Zoning Designation: R4	Overlay District Designation: -
These surface waterbodies are on or adjacent to the property: (check all that apply) <input type="checkbox"/> Saltwater <input type="checkbox"/> Creek <input checked="" type="checkbox"/> Pond <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> None	
Does the project include new construction within 200' of a geologically hazardous area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Was there a Pre-Application meeting with Staff for this project? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: date _____	
2. WATER, SEWER, AND TRANSPORTATION CAPACITY VERIFICATION.	
Check the box below that applies:	
<input type="checkbox"/> Concurrency is not required. This permit type is exempt per POMC 20.180.004(1)(a – t). List the code reference letter (a – t) and the permit type: _____	
<input type="checkbox"/> An application for a Capacity Reservation Certificate (CRC) for water, sewer and transportation is included with this submission.	
<input type="checkbox"/> A previously issued and unexpired city-issued CRC for Water, Sewer, and Transportation is included with this submission. (Provide two copies.)	
<input type="checkbox"/> A combination of documents which in total verifies and/or is an application for water, sewer, and transportation capacity is included with this submission: (Check all document types that apply.) <input type="checkbox"/> City document(s) <input type="checkbox"/> from other Utility District(s) <input type="checkbox"/> from the Health District	
<input type="checkbox"/> Demolition of an existing building or termination of previous use was within the last five years. There is no net impact increase by the proposed new structure or land use on city's water, sewer, or road facilities. (A copy of the Demolition permit or prior use records are required.)	

LU20-CPA TEXT-02

3. PERMIT TYPES. Check all types that you are applying for at this time.

Land Use / Planning:

<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Shoreline (check all that apply):
<input type="checkbox"/> Administrative Interpretation	<input type="checkbox"/> Final Plat, Alteration	<input type="checkbox"/> Substantial Development, Hearing
<input type="checkbox"/> Binding Site Plan, Preliminary	<input type="checkbox"/> Final Plat, Vacation	<input type="checkbox"/> Substantial Development, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Prelim.	<input type="checkbox"/> Non-conforming Use	<input type="checkbox"/> Conditional Use Permit, Hearing
<input type="checkbox"/> Binding Site Plan, Final	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Conditional Use Permit, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Final	<input type="checkbox"/> Preliminary Plat, Minor Modifications	<input type="checkbox"/> Variance, Hearing
<input type="checkbox"/> Binding Site Plan, Vacation of Final	<input type="checkbox"/> Preliminary Plat, Major Modifications	<input type="checkbox"/> Short Plat, Preliminary
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Pre-submittal Design Review	<input type="checkbox"/> Short Plat, Alteration to Preliminary
<input type="checkbox"/> Comprehensive Plan Map Amend.	<input type="checkbox"/> Rezone	<input type="checkbox"/> Short Plat, Final
<input checked="" type="checkbox"/> Comprehensive Plan Text Amend.	<input type="checkbox"/> SEPA	<input type="checkbox"/> Short Plat, Alteration of Final
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Short Plat, Vacation of Final
<input type="checkbox"/> Critical Areas Review	<input type="checkbox"/> Sign (Land Use regulations)	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Design Review Board Project Review	<input type="checkbox"/> Sign, Master Sign Plan	<input type="checkbox"/> Temporary Use Permit Extension
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Sign Variance	<input type="checkbox"/> Variance, Administrative
	<input type="checkbox"/> Statement of Restrictions	<input type="checkbox"/> Variance, Hearing

Public Works:

<input type="checkbox"/> Capacity Reservation Certificate	<input type="checkbox"/> Right-of-Way Permit	<input type="checkbox"/> Tree Cutting Permit (Minor LDAP)
<input type="checkbox"/> Land Disturbing Activity Permit, Major	<input type="checkbox"/> Stormwater Drainage Permit	<input type="checkbox"/> Variation from Engineering Standards
<input type="checkbox"/> Land Disturbing Activity Permit, Minor	<input type="checkbox"/> Street Use Permit	<input type="checkbox"/> Water and/or Sewer Connection

Building:

<input type="checkbox"/> Commercial, New building / Addition	<input type="checkbox"/> Demolition	<input type="checkbox"/> Residential Plumbing
<input type="checkbox"/> Commercial, Alteration / Repairs	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Residential Mechanical
<input type="checkbox"/> Commercial Tenant Improvement	<input type="checkbox"/> Multi-family (3 units or more)	<input type="checkbox"/> Re-roof
<input type="checkbox"/> Commercial Plumbing	<input type="checkbox"/> Residential, New	<input type="checkbox"/> Sign (Construction of)
<input type="checkbox"/> Commercial Mechanical	<input type="checkbox"/> Residential, Addition / Alteration	<input type="checkbox"/> Siding, Windows and/or Doors

Fire Code:

<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Fireworks Display	<input type="checkbox"/> Standpipe System
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Fireworks Sales	<input type="checkbox"/> Temporary Tent / Membrane Structure
<input type="checkbox"/> Fire Suppression System	<input type="checkbox"/> High Pile Storage	<input type="checkbox"/> Tank Install / Decommission

Other:

<input type="checkbox"/> Address Request	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Site Plan Checklist
<input type="checkbox"/> Design Standards Departure Request	<input type="checkbox"/> Road Name Request	

Other: (list)

4. CONTACT INFORMATION. Use additional sheets if needed to list more contacts.

Applicant (Company and contact name): Geiger Road LLC

Relationship to the Property: Owner Authorized agent

Mailing Address (street, city, state, zip): 4280 SE Mile Hill Dr Suite 200, Port Orchard, WA 98366

Phone: (360) 710-4353

E-mail: Lskvinsland@gmail.com

Property Owner (if different than Applicant): _____

Mailing Address (street, city, state, zip): _____

Phone: _____

E-mail: _____

Engineer (Company and contact name): _____

Mailing Address (street, city, state, zip): _____

Phone: _____

E-mail: _____

Note: Both the Surveyor and the Engineer must be listed for plats.

Surveyor (Company and contact name): _____

Mailing Address (street, city, state, zip): _____

Phone: _____

E-mail: _____

Contractor: _____

Contact Name: _____

Phone: _____

E-mail: _____

Contractor's Mailing Address: _____

Contractor's License/Registration #: _____

Expiration Date: _____

City Business License: Yes No

(Apply online at: bls.dor.wa.gov)

Revenue Tax# (UBI): _____

I certify that the contractor(s) (general or specialty) who will perform any of the services for which this permit is issued, is registered with the State of Washington, Department of Labor & Industries, in compliance with chapter 18.27 RCW (law of 1963) under certificate number. _____

Applicant initial here

Authorized Agent Signature: The Authorized Agent, either the Property Owner or the Applicant as listed above, is the primary contact for all project-related questions and correspondence. The Permit Center will email or call the Authorized Agent with requests and/or information about the application. The Authorized Agent is responsible for communicating information to all parties involved with the application. It is the responsibility of the Authorized Agent to ensure their contact information is accurate and that their email account accepts email from the Permit Center.

I affirm that all answers, statements, and information submitted with this application are correct to the best of my knowledge.

OWNER or AGENT: _____

DATE: _____

PRINT NAME: _____

Property Owner Signature (select one):

The legal owner of the property is submitting this application, acting as the Agent/Contact for this Project. Sign and date below.

The legal owner of the property authorizes the Applicant to act on his/her behalf as the Agent/Contact for this Project. Sign and date below, or submit a separate signed and dated authorization letter with this application.

By signing this application and applying for approvals under Port Orchard Municipal Code Title 20, the property owner hereby permits free access to the land subject to the application to all agencies with jurisdiction considering the proposal for the period of time extending from the date of application to the time of final action.

OWNER: _____

DATE: 1/28/2020

PRINT NAME: Lars Kvinsland

ADDENDUM B

For the properties adjoining SW Old Clifton Rd, Pt Orchard, I would like this high density residential changed to ~~medium density residential~~. I would like the corresponding zoning be changed from R4 to ~~R3~~ ^{low} R1 *Ed*

For my 6 back properties (other side of part time creek, northwest of SW Old Clifton Rd.), I would like the comprehensive plan changed from urban industrial to ~~medium density residential~~. I would like the corresponding zoning changed from light industrial to ~~R2~~ ^{low} R1 *Ed*

Please reference Chapter 20.04, Comprehensive Plan Amendments (2c), (i), (ii) and (iii):

In reference to the land adjoining SW Old Clifton Rd., I've had the above land listed 'for sale' since it was rezoned during the summer of 2018. I received just one enquiry and it was for R2. The problem is that the land area which determines the number of residential units that can be built is not large enough to substantiate the installation of a 1200 foot, 12 inch diameter water pipe from the City of Pt Orchard. The cost would be well over \$130,000 and in addition a booster pump and holding tank would be upwards of another \$175,000. The maximum number of units that could be put on my land is 30 or less and to pencil out, one would need a least 90 units.

In addition, the opposite side of SW Old Clifton Rd appears to be used as one residence per parcel. I would be more compatible with the neighborhood if my property was changed to low residential.

Another possible, upcoming problem is that I have a class 3 fish stream on my property. It would be far easier and safer to storm water mitigate this with 3 homes along my property instead of 30 apartments.

Line of sight could also be problematic to ingress and egress SW Old Clifton Rd. There has been a substantial increase in traffic over the past few years so safety would definitely decrease with an increase of residents entering and exiting my property.

In reference to my back properties: these properties have basically one 30 foot easement road which cannot be used legally for industrial property. Kitsap County has sent me a letter stating that I can not use this easement coming up from Anderson road with commercial vehicles because the land on both sides is rural residential. That means that I can only sell the property if it is residential. The Kitsap county assessors office has told me that they consider these properties in the same light as residential and have given me their lowest tax classification.

The city of Pt Orchard has sent me a letter stating that I can use the road from SW Old Clifton Rd on up to their water tower. This is not feasible. The cost to access my land, because I would have to bring the road up to county standards, would be over a million dollars. Reference letter from Nick Bond, dated Aug 15, 2019.

An engineer created an easement from my well up to the back of these 6 parcels of land. If I use 3 hookups along Old Clifton, I would be left with 5 more to feed five of the 6 parcels.

The land is not at all compatible with the surrounding land but would be if zoned ~~R-2~~ R1 *Ed*

Errol Dow

Errol Dow

Ed

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JAN 17 2020

CITY OF PORT ORCHARD COMMUNITY DEVELOPMENT

RECEIVED PERMIT CENTER

JAN 23 2020

CITY OF PORT ORCHARD COMMUNITY DEVELOPMENT

LU20-CPA MAP-01



CITY OF PORT ORCHARD
Permit Center
 Office located at 720 Prospect Street
 Mailing address: 216 Prospect Street
 Port Orchard, WA 98366
 (360) 874-5533

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CITY OF PORT ORCHARD
 COMMUNITY DEVELOPMENT

COMPREHENSIVE PLAN AMENDMENT

FEES: Comp Plan Map Amendment: \$1,875.00
 (with or without Rezone)
 Comp Plan Text Amendment: \$500.00
 Technology fee: \$10.00
 SEPA Review: \$300.00
 Public Notice sign fee* (each): \$40.20
 Fire District Review fee: \$250.00
Total Due with Submittal: \$

STAFF USE ONLY	
Received by:	Rebecca
Receipt #:	22219
File #:	LU20-CPA MAP-01

*Public Notice sign fee only required for Map Amendment

INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

TYPE OF COMPREHENSIVE PLAN AMENDMENT: (Check the box that applies)

For a Comprehensive Plan Text Amendment: (Complete information below)

This proposed amendment is for Comprehensive Plan section: _____

Provide a brief description of your proposal: _____

For a Comprehensive Plan Map Amendment: (select) with Rezone without Rezone
 (Complete information below)

General location of property and/or address: SW Old Clifton Rd,
Port Orchard. Ref. Addendum A

Location: Section(s) _____ Township _____ Range _____

Current Zoning: R4/L1 Proposed Zoning: R3/R2 R1 *etc*

Current Comp Plan Designation: HDR/L1 Proposed Comp Plan Designation: MOR LDR *etc*

Proposed Use of the Property: Multi Family Housing / Single
family housing

Submittal requirements are listed on page 2.

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CITY OF PORT ORCHARD
 COMMUNITY DEVELOPMENT



SUBMITTAL REQUIREMENTS

This application shall include the following, unless specifically waived by DCD:
(Check the box for each item included with this application)

- THE MASTER PERMIT APPLICATION FORM** with original signature(s).
One Master covers all applications that are included with this submittal. No additional copies are required.
- SEVEN** copies of the completed Comprehensive Plan Amendment application form: This includes the original plus six (6) copies.
- SEVEN** copies of the letter sent by DCD after the Pre-Application meeting, if there was one.
- SEVEN** copies of a project narrative with a detailed explanation of why the proposed text or map amendment is necessary and/or desirable for the community, and how, if a map amendment, the proposed use fits in with the uses permitted in the surrounding zone. The narrative must include a statement addressing the decision criteria listed in POMC 20.04.040(2), as applicable to either a text or map amendment.
- A SEPA Checklist Submittal:** (use Form 012 for complete submittal requirements.)
- A SEPA Checklist Supplemental Sheet D Submittal:** (use Form 013 for complete submittal requirements).
- ONE Electronic copy** of all submitted documents, in high resolution Adobe PDF format, including the items listed below, as applicable. The decision criteria statement for either a text amendment or a map amendment must be in Microsoft Word format.

If application is for a Map Amendment, also include:

- SEVEN plan sets total:**
 - THREE sets:** 18" x 24" or larger, and **FOUR sets:** 11" x 17", with north arrow and map scale, showing:
 - Existing natural features, including critical areas and buffers.
 - Existing and proposed grades.
 - Existing and proposed uses and improvements, including utilities, easements, structures, access and parking.
- SEVEN copies** of a vicinity map, 8 1/2" x 11" or larger, with site clearly marked, shown in relation to the nearest major streets, roads and waterways in the area, and identifying the zoning of the surrounding property.
- SEVEN copies** of complete legal description of the property, including tax parcel number(s).
- SEVEN copies** of a list of other permits that are or may be required for development of the property (issued by the City or by other government agencies), insofar as they are known to the applicant.
- To verify water and sewer availability and transportation capacity, submit one of the following options: (Check the box that applies to your project and include the documentation with this submittal)
 - 1.** Capacity Reservation Certificate (CRC) application for Water, Sewer and Transportation. Use CRC Application form for submittal requirements.
 - 2.** Water and/or Sewer availability letters issued by the appropriate Utility District, or Building Clearance Approval from the Health District and # 1. above for Transportation.

Other documentation may be required in addition to what is listed above.

OWNER:

For a map amendment, select the appropriate statement:

- I affirm that the property affected by this application is in my exclusive ownership.
- I affirm that the property affected by this application is not in my exclusive ownership. This application is submitted with the consent of all owners of the affected property.

IF AN AGENT IS SUBMITTING THIS APPLICATION ON YOUR BEHALF, complete this verification statement:

As the record owner of the property listed above, I authorize _____, as my Authorized Agent to submit this application on my behalf.

The application as completed is true and correct to the best of my knowledge.

Errol Dow
Signature of Owner (Must be notarized)

Errol Dow
Print Name of Owner

01/17/2020
Date

STATE OF WASHINGTON)
) SS
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that Errol Dow is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS MY HAND AND OFFICIAL SEAL this 17th day of January, 2020

LISA STONE
Notary Public
State of Washington
License Number 178648
My Commission Expires
May 20, 2023

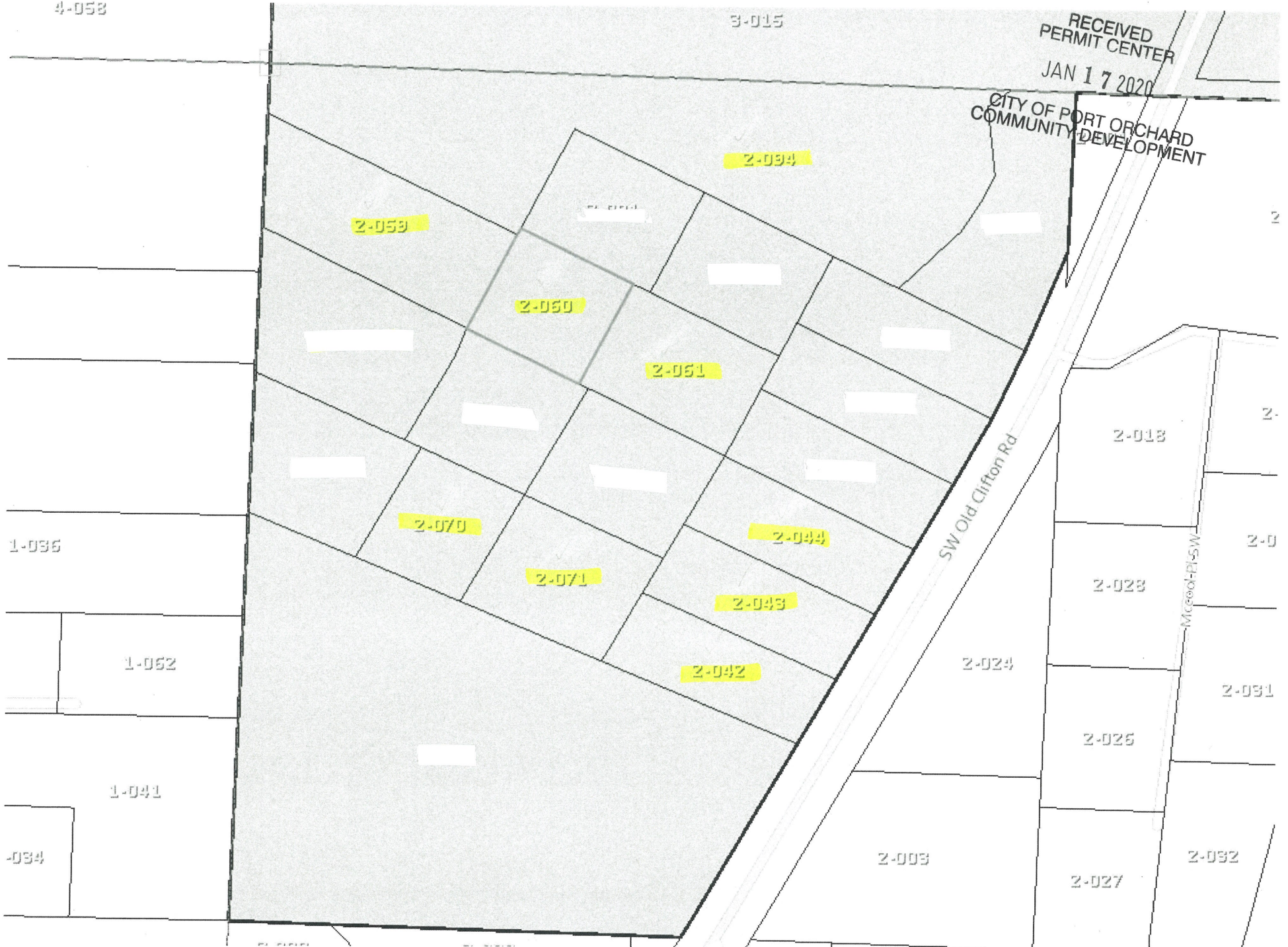
Lisa Stone
NOTARY PUBLIC in and for the
State of Washington, residing at
Kitsap County
My appointment expires:
May 20, 2023

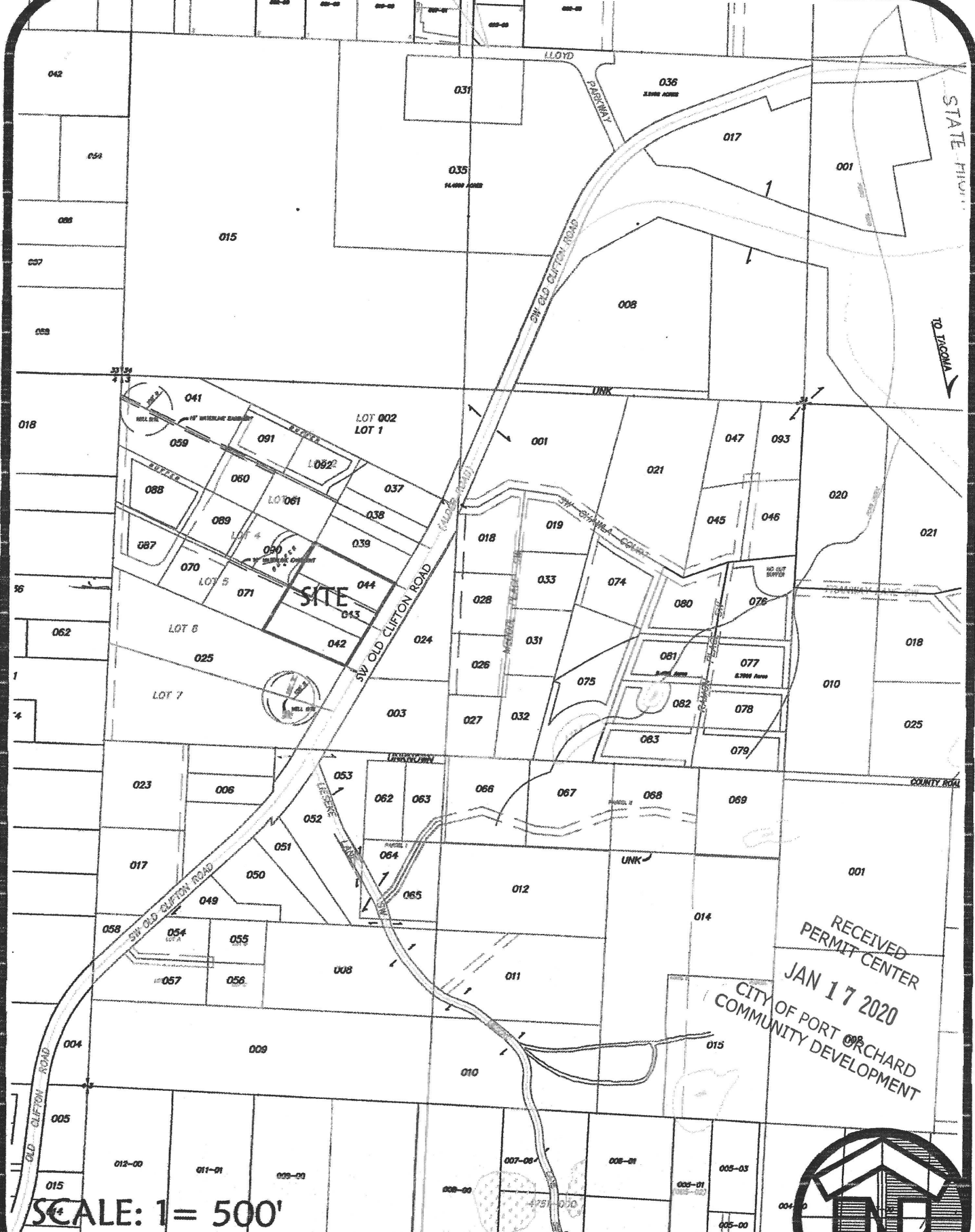
4-058

3-015

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JAN 17 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

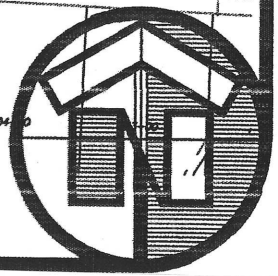




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 JAN 17 2020
 CITY OF PORT ORCHARD
 COMMUNITY DEVELOPMENT

SCALE: 1" = 500'

VICINITY MAP



LU20-CPA MAP-01



DATE:

REVISIONS:	
CHANGE:	DATE:

CLIENT:

CLIENT:

WM PALMER CONSULTANTS
In Planning & Design

1000 S. BAY ST.
PORT ORCHARD, WA 98366
TEL: (206) 799-2434 FAX: 799-2435
www.wmpalmer.com

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COMMUNITY DEVELOPMENT

JOB NO.

PAGE

Addendum A

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CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

Proposed Zoning:

R3	1391 SW. Old Clifton	032301 2 042 2001
R3	1379 SW. Old Clifton	032301 2 043 2000
R3	1369 SW. Old Clifton	032301 2 044 2009
R2	1389 SW. Old Clifton	032301 2 071 2005
R2		032301 2 070 2006
R2		032301 2 060 2008
R2		032301 2 059 2001
R2		032301 2 061 2007
R2	1337 SW Old Clifton Rd	032301 2 094 2008

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Errol Dow

LU20-CPA MAP-01

Addendum A

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CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

Proposed Zoning:

R3	1391 S.W. Old Clifton	032301 2 042 2001
R3	1379 S.W. Old Clifton	032301 2 043 2000
R3	1369 S.W. Old Clifton	032301 2 044 2009
R2	1389 S.W. Old Clifton	032301 2 071 2005
R2		032301 2 070 2006
R2		032301 2 060 2008
R2		032301 2 059 2001
R2		032301 2 061 2007
R2		032301 2 094 2008

041 §
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now
094

Errol Dow

LU20-CPA MAP-01

BREMERTON-KITSAP COUNTY HEALTH DISTRICT

WILLA A. FISHER, M.D., M.P.H., DIRECTOR

109 Austin Drive
Bremerton, Washington 98312
Environmental Health Division
(206) 478-5235 FAX 478-5298

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JAN 23 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

April 12, 1991

Mr. Errol Dow
10667 Fairview Boulevard S.W.
Port Orchard, WA 98366

Re: WATER AVAILABILITY LETTER FOR SHORT PLAT 5756, TO BE SERVED BY
THE DOW WATER SYSTEM ID NO. 399905

Dear Mr. Dow:

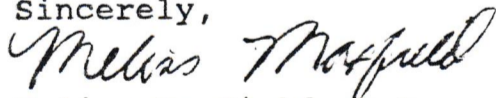
Per our conversation yesterday regarding the referenced subject, enclosed please find a form that must be completed and submitted to this office for Short Plat 5756.

A review of the water file for this water system indicates that the District approved the system for three connections, see enclosed. Before this office will approve any additional Building Site Applications, the system must be upgraded for additional connections. This office has the following comments regarding upgrades to the system:

Documentation in the water file indicates that the well pump capacity is 25 gpm under current conditions. Under the new sizing guidelines, this is sufficient for five homes however, depending on the length of distribution line that must be installed to service any additional lots, a larger pump may be required. Pages 3, 5, and 6 of the Blue Workbook must be completed by a certified Kitsap County Water System Designer, Registered Sanitarian or professional engineer licensed in the State of Washington and submitted to this office to determine what upgrades will be required. Also, a revised distribution system diagram must be submitted to indicate where existing water mains are located as well as the lengths, diameter of pipe and type of pipe of new water main. Do not complete any upgrades until this office approves the revised plans.

If you have any questions, please contact this office.

Sincerely,



Meliss Maxfield, R.S.
Environmental Health Specialist
Division of Environmental Health

Enclosures

8806240113

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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JAN 23 2020

CERTIFICATE OF WATER RIGHT

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

- Surface Water (Issued in accordance with the provisions of Chapter 117, Laws of Washington for 1917, and amendments thereto, and the rules and regulations of the Department of Ecology.)
- Ground Water (Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the Department of Ecology.)

PRIORITY DATE	APPLICATION NUMBER	PERMIT NUMBER	CERTIFICATE NUMBER
March 27, 1987	G1-25002	G1-25002P	G1-25002C

NAME
Errol S. Dow

ADDRESS (STREET) (CITY) (STATE) (ZIP CODE)
15503 Cedar Park Road, #68 Olalla Washington 98359

This is to certify that the herein named applicant has made proof to the satisfaction of the Department of Ecology of a right to the use of the public waters of the State of Washington as herein defined, and under and specifically subject to the provisions contained in the Permit issued by the Department of Ecology, and that said right to the use of said waters has been perfected in accordance with the laws of the State of Washington, and is hereby confirmed by the Department of Ecology and entered of record as shown, but is limited to an amount actually beneficially used.

PUBLIC WATER TO BE APPROPRIATED

SOURCE
Well

TRIBUTARY OF (IF SURFACE WATERS)

MAXIMUM CUBIC FEET PER SECOND	MAXIMUM GALLONS PER MINUTE	MAXIMUM ACRE-FEET PER YEAR
--	25	4

QUANTITY, TYPE OF USE, PERIOD OF USE
Group domestic supply - continuously - 8 services

LOCATION OF DIVERSION/WITHDRAWAL

APPROXIMATE LOCATION OF DIVERSION-WITHDRAWAL
1,000 feet east and 1,000 feet south of the NW $\frac{1}{4}$ corner, Section 3.

LOCATED WITHIN (SMALLEST LEGAL SUBDIVISION)	SECTION	TOWNSHIP N.	RANGE, (E. OR W.) W.M.	W.R.I.A.	COUNTY
NW $\frac{1}{4}$ NW $\frac{1}{4}$	3	23	1E	15	Kitsap

RECORDED PLATTED PROPERTY

LOT	BLOCK	OF (GIVE NAME OF PLAT OR ADDITION)
-----	-------	------------------------------------

LEGAL DESCRIPTION OF PROPERTY ON WHICH WATER IS TO BE USED

Lots B, C, and D of Short Plat 3616 within the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 3, T.23N., R.1E., W.M., Kitsap County, Washington.

FILED FOR RECORD
Wash State
Dept of Ecology
30 JUN 24 11:35
COMMUNITY DEVELOPMENT
MAY 11 2020
RECORDED

8806240113

REEL 465FR1640

EXCISE TAX EXEMPT

JAN 15 1992

KITSAP COUNTY
TREASURER

EASEMENT

FOR DOMESTIC WATERLINE AND WATER SYSTEM APPURTENANCES
FOR THE BENEFIT OF LOTS A & B
OF KITSAP COUNTY SHORT SUBDIVISION No. 5756

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CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

An easement for the installation, operation, repair and maintenance of a domestic waterline, including pumping and storage facilities and other water system appurtenances, for the benefit of Lots A & B of Kitsap County Short Subdivision No. 5756, over, under and across a strip of land 10 feet in width, the side lines of which lie 5 feet on each side of the following described centerline:

That portion of the Northwest quarter of the Northwest quarter of Section 3, Township 23 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Beginning at the northwest corner of said Section 3: thence South 2°24'53" West, along the West line of the Northwest quarter of the Northwest quarter of said Section 3, a distance of 734.79 feet; thence South 67°14'39" East a distance of 188.79 feet to the westerly most corner of Lot A of Kitsap County Short Subdivision No. 3616, as recorded under Kitsap County Auditor's File No. 8411020145; thence continuing South 67°14'39" East, along the southerly boundary of said short subdivision, a distance of 435.27 feet to the southerly most corner of said Lot A; thence North 30°33'50" East, along the easterly line of said Lot A, a distance of 190.43 feet to the TRUE POINT OF BEGINNING of said described centerline; thence South 65°31'32" East, parallel with the northerly line of said Lot A, a distance of 99.17 feet; thence North 30°33'50" East a distance of 64.16 feet to a point which lies 5 feet southerly of, as measured perpendicular to, the northerly line of Lot C of said Short Subdivision No. 3616; thence South 64°57'00" East, parallel with the northerly line of said Lot C, a distance of 246.00 feet to the westerly right-of-way margin of Old Clifton Road and the terminus of said described centerline;

The side lines of said strip shall be prolonged or shortened, as the case may require, to intersect the easterly line of said Lot A and to terminate at the westerly right-of-way margin of Old Clifton Road;

The above described easement lies entirely within Lot C of Kitsap County Short Subdivision No. 3616.

NOTE: THIS EASEMENT IS BEING RE-RECORDED TO CORRECT AN ERRORNEOUS DISTANCE IN THE ORIGINAL EASEMENT RECORDED DECEMBER 6, 1991, UNDER KITSAP COUNTY AUDITOR'S FILE No. 9112060085. THE CALLED DISTANCE OF 674.79 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, SHOULD HAVE BEEN 734.79 FEET.

Errol Dow
Errol S. Dow

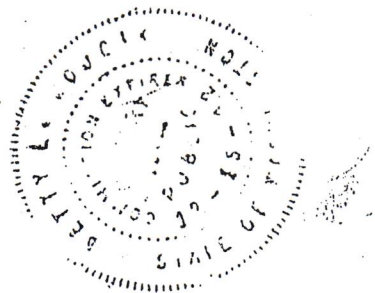
KITSAP COUNTY
\$7.00 CASH
FILED-BY: ERROL DOW
JAN 15, 1992, 10:36 AM
KAREN FLYNN, AUDITOR
CLERK: GILMORE

A.F.#: 9201150048
REEL 0625 FR 1086

STATE OF WASHINGTON)
COUNTY OF KITSAP)SS

On this 15TH day of JANUARY, 1992, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared ERROL S. DOW to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that HE authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF JANUARY, 1992



Betty L. Wajack
Notary Public in and for the State of
WASHINGTON, residing at KITSAP COUNTY
My commission expires 12-15-92

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